

OWEB Land Acquisition - Eligible Expenses and Matching Funds

Eligible & Ineligible Expenses

Land acquisition grant awards will only provide funding to assist with the purchase price of an interest in land (fee simple title, conservation easement, and lease). Expenses other than the actual purchase price of a property interest are not eligible for reimbursement.

Matching Funds

Applicants must demonstrate at least 25 percent in secured matching funds for a project prior to the disbursement of Board funds. Eligible match may include:

1. A commitment of cash by the grantee for the proposed purchase of fee title, a conservation easement, or the lease of a land interest.
2. Secured funding commitments from other sources for the proposed purchase or lease of a land interest. Secured pledges must have supporting documentation.
3. If the proposed purchase of an interest in land will be for less than the appraised fair market value, the difference between the appraised fair market value and the actual purchase price of the land interest.
4. The following reasonable costs incurred prior to Board approval may also be included as part, or all, of the matching funds for the project:
 - a. The cost of an option to purchase fee title or a conservation easement, or to lease a land interest, if it is credited toward the purchase or lease price.
 - b. The cost of the fair market value appraisal of the land interest submitted to OWEB, including reasonable consulting fees necessary to complete the appraisal.
 - c. The cost of a phase one environmental site assessment. If a phase one environmental site assessment indicates that further investigation is necessary, and OWEB staff request submission of a phase two environmental site assessment, the cost of a phase two environmental site assessment. If further assessment is recommended in the phase two assessment, and OWEB staff request further assessment, the cost of the additional assessment.
 - d. The cost of a preliminary title report, exception documentation, and title insurance required by OWEB.
 - e. Actual funds raised for a stewardship endowment for the project. Secured pledges must have supporting documentation.
 - f. The cost of developing a management plan for the proposed acquisition.
 - g. The cost of developing a baseline documentation report when the project proposes to acquire a conservation easement.
 - h. The cost of surveying the property to obtain a legal description for title insurance purposes.

NOTE: The Director retains the discretion to determine that an amount identified as match exceeds that which is reasonable and exclude the unreasonable amount from counting as match.