



Donating Real Estate

Along with a lifetime of memories, your home or other real estate may also carry the weight of a growing capital gains tax liability and the physical responsibilities of ownership. Making a donation of real estate can ease these burdens. But most important, it can help fund your desire to contribute to the community.

By donating real estate to the Longmont Community Foundation, you can achieve, peace of mind, create a lasting legacy, and realize financial benefits for yourself or someone else.

Depending on the nature of your gift and your objectives, you could:

- Avoid capital gains taxes on appreciated property
- Eliminate the burden of maintaining and paying for the property
- Provide yourself with an annual income
- Continue to use the property for the remainder of your life
- Reduce your estate and income taxes
- Help fund an initiative of your choice
- Split your real estate gift to benefit multiple charities, family members, or others

When considering any gift of real estate, we encourage you to visit with your advisor and set up a meeting with the Foundation to discuss your goals and donation options.

Learn more about Real Estate Giving Options by contacting Eric Hozempa at eric@longmontfoundation.org or 303-678.6555.

See how to initiate your gift on the back!

Our Vision:
We envision a future where all people of the St. Vrain Valley lead independent, generous and creative lives.

Our Mission:
Improving life in the St. Vrain Valley through philanthropy and charitable leadership.



Four Steps to Initiating Your Gift

Let us know your intentions.

Once we are aware of your plans for making your gift of real estate, we will want to make sure your goals can be realized within our gift acceptance policies. We will also need to inspect the property and perform other types of due diligence.

Determine how you would like your donation used.

Do you have a particular program in mind that you would like to fund with your gift? Will your gift be unrestricted, enabling us to use the proceeds for the community's most pressing needs? If you choose to specify the ultimate purpose of your gift, please let us know so we can ensure that your intentions can be fulfilled.

Meet with your professional advisors.

Discuss your possible tax and financial benefits with your professional advisors to ensure that this gift meets your goals. An estate planning attorney can also prepare the necessary legal documents, including a deed transfer, to the Longmont Community Foundation. You will also need to arrange for a qualified appraisal of the property to document your charitable income tax deduction.

Meet with us to finalize your gift.

During this meeting, we will review the three steps above and complete any necessary paperwork on our end. The details will vary depending on your property and the nature of your donation.

If you have any questions about these steps or how to begin the process of completing your gift of real estate, please contact Eric Hozempa at 303-678-6555 or eric@longmontfoundation.org.



Quick Note:

A "qualified appraiser" has earned appraisal designation from a recognized professional appraiser organization, regularly performs appraisals for compensation, and meets all other requirements prescribed by the IRS.