Private Forest Accord Grant Program

🌲 CONSERVATION EASEMENT PROJECTS — QUICK REFERENCE SHEET

FALL 2026 CYCLE

1. PROGRAM OVERVIEW & ELIGIBILITY

🛡️ Core Target

Protects, maintains, restores, and improves nonforestland riparian areas and adjacent upland buffers that directly benefit PFA HCP-covered species.

📜 Eligible Holders

Land Trusts (501c3), State Agencies, SWCDs, Counties, Cities, Tribes, and Special Districts under ORS 271.725. Individuals co-apply with eligible holders.

⏳ Key Timelines

Must record Easement within **18 months** of grant execution. Draft Property Management Plan (PMP) due at application; Final PMP due 18 months post-closing.

2. SOLICITATION SCHEDULE (2026–2027)

Nov 12, 2026	Jan 8, 2027	Jan–Mar 2027	April 2027
Solicitation Opens (6:00 AM)	Applications Due (5:00 PM)	Technical & Advisory Review	Commission Award & Start

3. CONSERVATION EASEMENT TEMPLATE & RESTRICTIONS

Mandatory Easement Provisions

- **Template Compliance:** Must use standard PFA Easement Template (Appendix G). Substantive structural edits are not permitted.
- **Perpetual & Non-Forestland:** Enforced perpetually on non-forestland riparian corridors.
- **Mortgage Subordination:** All pre-existing mortgages or financial liens *must* be fully subordinated prior to closing.
- **Access Rights:** Must grant perpetual legal access to Grantee & ODFW for monitoring and compliance inspections.

Prohibited & Restricted Land Uses

- **Commercial & Ag Restriction:** Commercial, industrial, and traditional row-crop/livestock ag are restricted on easement land.
- **No Credit Generation:** Prohibited from selling carbon, mitigation, or environmental credits derived from funded land.
- **Subsurface Drilling Ban:** Ban on mineral/energy extraction (water wells allowed only for restoration).
- **Exceptions:** Controlled ecological grazing or native planting permitted only if governed by approved Property Management Plan.

4. FINANCIALS, BUDGETING & SUBMISSION CHECKLIST

Budget & Appraisal Rules

- **Appraised Value Cap:** PFA will not pay above appraised fair market value (USPAP before-and-after methodology required post-award).
- **Indirect Cost Cap:** Capped at 15% for personnel, supplies, and contracts. *Purchase price is excluded from indirect calculations.*
- **Pre-Agreement Costs:** Reimbursable up to **3 years** prior for appraisals, baseline reports, title, SHPO, ESA, and surveys.
- **Escrow Payments:** Allowed with 90-day advance notice; closing must occur within 45 days of deposit.

Application Submission Checklist

- **Maps:** Regional context & detailed aerial property boundary maps.
- **Legal & Valuation:** Draft Easement, Vesting Deed, 90-day Preliminary Title Report, and Detailed Valuation Support.
- **Draft Plans & Forms:** Draft Property Management Plan, Signed Landowner Acknowledgement (Appendix A), and Land Use Form.
- **Post-Award Items:** Phase I ESA, Full USPAP Appraisal, and Final Baseline Inventory required prior to closing.

5. PFA HCP COVERED SPECIES LIST - *FULL LIST LOCATED AT PFAGRANTS.COM*

🐟 Salmon & Trout

- All Native Salmon & Trout
- Coho Salmon
- Chinook Salmon
- Chum & Pink Salmon
- Steelhead / Rainbow Trout
- Coastal Cutthroat Trout

💧 Other Native Fish

- Bull Trout
- Mountain Whitefish
- Pacific Eulachon (Smelt)
- Green Sturgeon

🐸 Amphibians

- Coastal & Cope's Giant Salamander
- Columbia & Southern Torrent Salamander
- Coastal Tailed Frog

💡 Additional PFA Grant Program Opportunities

In addition to Conservation Easements, the Private Forest Accord Grant Program offers competitive funding across three other distinct project pathways: **Habitat Restoration Grants**, **Water Transactions**, and **Research & Monitoring** projects.

Online Application Portal: PFAGrants.com **Contact:** andrew.j.spyrka@odfw.oregon.gov