**THE CONGREGATIONAL CHURCH, UCC, OF MIDDLEBURY, VT**

**Using Real Estate To Make A Gift**

Did you know that real estate (real property) can be the most advantageous way for an individual or couple to make an important gift to our Church? Gifts of a private residence, vacation home, farm property, or undeveloped land may be possible. Real estate given to our Church will be sold and the net proceeds used according to the donor’s directions as written at the time of the gift.

**What are the advantages to making a gift of real estate?**

Depending on the donor’s circumstances, there can be several advantages in giving real estate. Here are a few examples:

* A donor may have the satisfaction of making a larger gift to the Church by giving real estate than would be possible with available cash or securities.
* There may be significant tax advantages to giving appreciated property.
* With a gift of "retained life estate", the donor or donors may continue to live in their home after the gift is made and still receive tax benefits.
* The donor avoids the inconvenience and complexity of selling real estate which may no longer be in use, such as a vacation property or undeveloped land.
* A bequest of real estate that is not needed by family members can relieve a donor's heirs of the burdens associated with property disposal.

**What are the ways to use real estate as a gift to our Church?**

*Outright Gift:* With an outright gift, the donor’s estimated income tax deduction is up to 30 percent of adjusted gross income, and the tax benefits may extend up to five years. If a donor is not in a position to give an entire property, there also may be a way to give a percentage.

[*Retained Life Estate*](https://engage.clarkson.edu/plan/annie-clarkson-society/smart-ways-to-give/real-estate/gifts-of-retained-life-estates/)*:* An individual or a couple may give a property to our Church now and retain the right to live there for the rest of their lives through a gift with retained life estate. The donor receives a current, partial income tax charitable deduction for the future value of the gift. The donor is responsible for maintaining and paying taxes and other costs on the property until after the last donor has left the property.

*Bequest:* A donor may give real estate through a will or trust, describing a specific property along with the purpose of the gift.

**What are some key points to consider about a gift of real estate?**

* Will our Church be able to sell the property easily?
* Do you, as the donor, have clear title to the property?
* Is the property free of liens, easements, and tenants?
* Is the property free of environmental hazards?
* To claim a charitable deduction, you will need to obtain an appraisal.
* Completing a gift will take time.

**What are the next steps in considering a gift of real estate to the Church?**

* To explore your interests in making a gift of this kind and learn about restrictions on what real estate our Church can consider as gifts, contact the **Planned Giving Committee** through the Church Office or by using the pew card.
* Discuss your plans with your attorney.
* If the gift will be a bequest, specify clearly in your will or trust what property you will give to the Church. If your gift will be restricted, talk with a member of the Planned Giving Committee about your intentions to be sure that the Church can accept your gift designation. Review the pamphlet, **Sample Language for a Gift through a Will or Trust**, which is available at the Church or at [www.midducc.org/giving](http://www.midducc.org/giving).

**Thank you for considering making a gift to The Congregational Church of Middlebury!** Please let us know how we may assist you.

Planned Giving Committee

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***The Congregational Church, UCC of Middlebury, VT does not give tax or legal advice. Please consult your own advisors before making a gift of real estate.***