

*Given current state and federal laws and regulations it is prudent to choose an experienced tax credit broker who can provide peace of mind by completing a thorough due diligence of your donation documents before transferring your tax credit.*

### **Important Questions to Ask When Choosing a Tax Credit Broker**

How long has your firm been involved in the transfer of conservation tax credits? \_\_\_\_\_  
How many tax credit transfer transactions has your firm completed? \_\_\_\_\_

What % of the value of my tax credit will I receive when I use your firm to transfer my credit? \_\_\_\_\_  
Are there any other fees or charges involved in the transfer of my tax credit? \_\_\_\_\_

What is the average amount of time your firm requires to complete the sale of tax credits? \_\_\_\_\_  
Do I have input as to when I will receive the funds from the transfer of my tax credit? \_\_\_\_\_

#### **Appraisal Review**

Does your firm provide a USPAP\* compliant appraisal review performed by a licensed appraiser? \_\_\_\_\_  
If you provide such an appraisal review do you charge a fee for this service? \_\_\_\_\_

#### **Document Review**

Does your firm review the following documents for compliance with state and federal regulations?

Appraisal	_____
Recorded Deed Conservation Easement	_____
Title Commitment or Policy	_____
IRS Form 8283	_____
IRS Form 8283 Attachment	_____
Donee Acknowledgement Letter	_____
Baseline Inventory	_____
HB1361 State Requirements	_____
Pension Protection Act Requirements	_____
IRS Notice 2006-96 Requirements	_____
Operating Agreement and Resolution (if needed)	_____
Mineral Report (if needed)	_____
Recorded Subordination (if needed)	_____
Bargain Sale Settlement Statement (if needed)	_____

Does your firm stay up to date on new state and federal laws, regulations and notices? \_\_\_\_\_  
Does your firm communicate legislative changes to donors in a timely manner? \_\_\_\_\_

#### **Does your firm provide the following?**

Required state income tax package for conservation credit transfers? \_\_\_\_\_  
Required federal income tax packages for conservation charitable deduction? \_\_\_\_\_

#### **Service to the Conservation Community**

Does your firm participate in Colorado's conservation community by participating in the efforts of local and statewide conservation organizations? \_\_\_\_\_

\* Uniform Standards of Professional Appraisal Practice