HEIRSHARES
The future of heirs property is here.
Mavis Gragg

14+ years of legal experience

Expert on heirs property

Published author on topic

Consulted OWN television show *Queen Sugar* on land loss
What is Heirs Property?
What is Heirs Property?
Legal Structure

Ownership by Inheritance

Tenants in Common

Right to Transfer Individual Share

Right to Seek Partition

Unanimous Decision Making
Challenges

Can't prove ownership

Difficult to find attorney

Very expensive to resolve

Millions in lost wealth and financial assistance
Confirming Ownership

Create a Paper Trail
Complicated Math
Multiple Jurisdictions
Inefficient Crowdsourcing Info
Inadequate Tree Building
Issues

FAMILY
Threat of Loss
Ineligibility for Assistance
No Legal Standing
Conflict
Undermanaged

IMPAIRMENTS BEYOND FAMILY
Disruption of food systems and supply chains, e.g. timber
Affordable housing
Natural resource protection
Economic blight
Succession Planning to Avoid Heirs Property

Single Entity Ownership
1. Family Tree
2. Attorney Confirms Owners/Title Search
3. Owner Decision Making
4. Buyouts and Transfer to Entity Owner

Uniform Partition of Heirs Property Act
- Fair Market Value Appraisal
- Buyout of Petitioning Owner(s)’s Share
- Open Market Sale

Farm Bill 2018
- Farm and Tract Numbers for Heirs Property Owners
- Loan Program to Resolve Legal Issues

FEMA and State Expanded Eligibility Criteria for Disaster Relief

Landowner Service Providers
- Sustainable Forestry and African American Land Retention Project (www.sflrnetwork.org)
- Center for Heirs Property Preservation
- Vermont Law School Farmland Toolkit
Sustainable Forestry and African American Land Retention Project

- Land Tenure
- Forest Management Plans and Practices
- Access to Capital
- Access to Markets
Sustainable Forestry and African American Land Retention Project
Thank You!

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