

# HEIRSHARES

The future of heirs property is here.

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# Mavis Gragg



14+ years of legal  
experience



Expert on heirs  
property



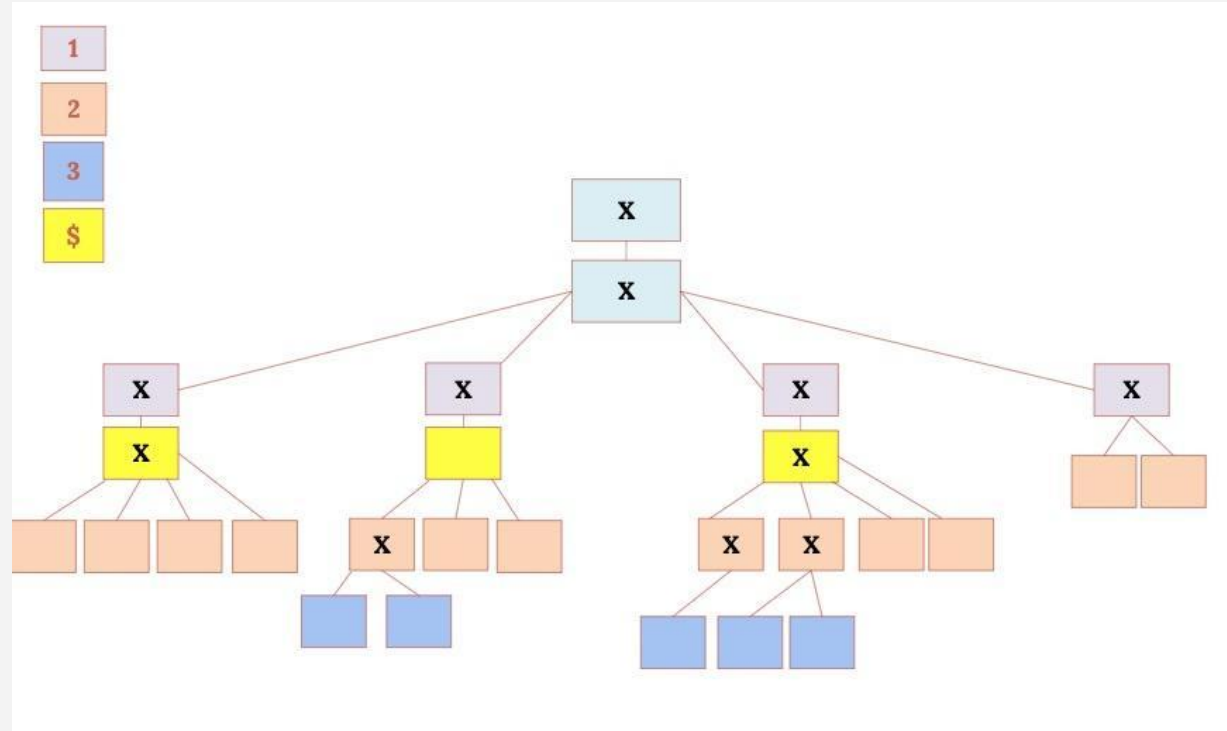
Published author on topic



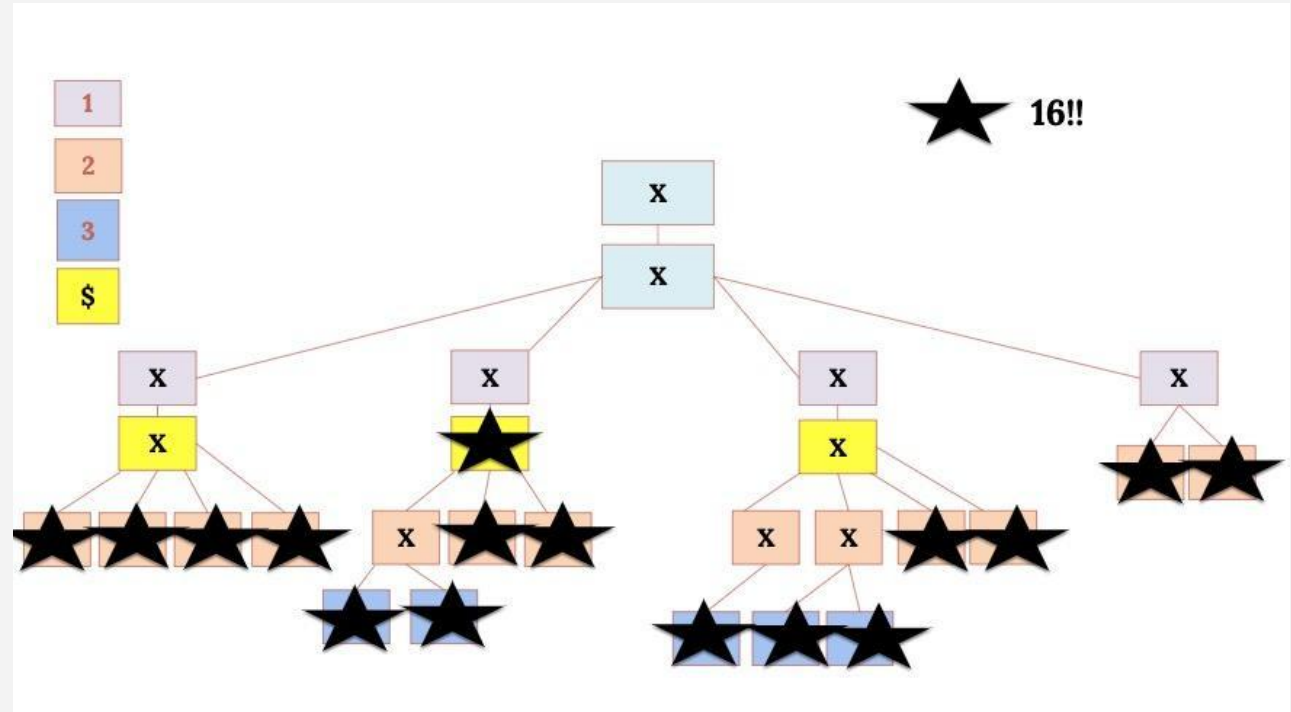
Consulted OWN  
television show *Queen  
Sugar* on land loss



# What is Heirs Property?



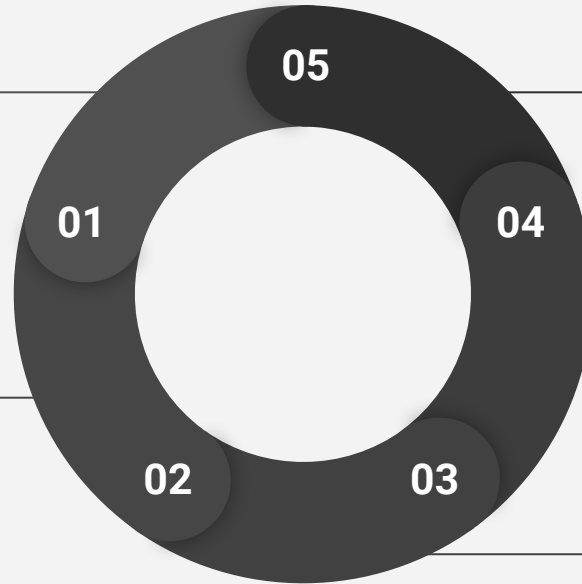
# What is Heirs Property?



# Legal Structure

**Ownership by Inheritance**

**Tenants in Common**



**Right to Seek Partition**

**Right to Transfer Individual Share**

**Unanimous Decision Making**



Can't prove  
ownership



Difficult to find  
attorney



Very expensive to  
resolve



Millions in lost wealth  
and financial  
assistance

# Challenges

# Confirming Ownership

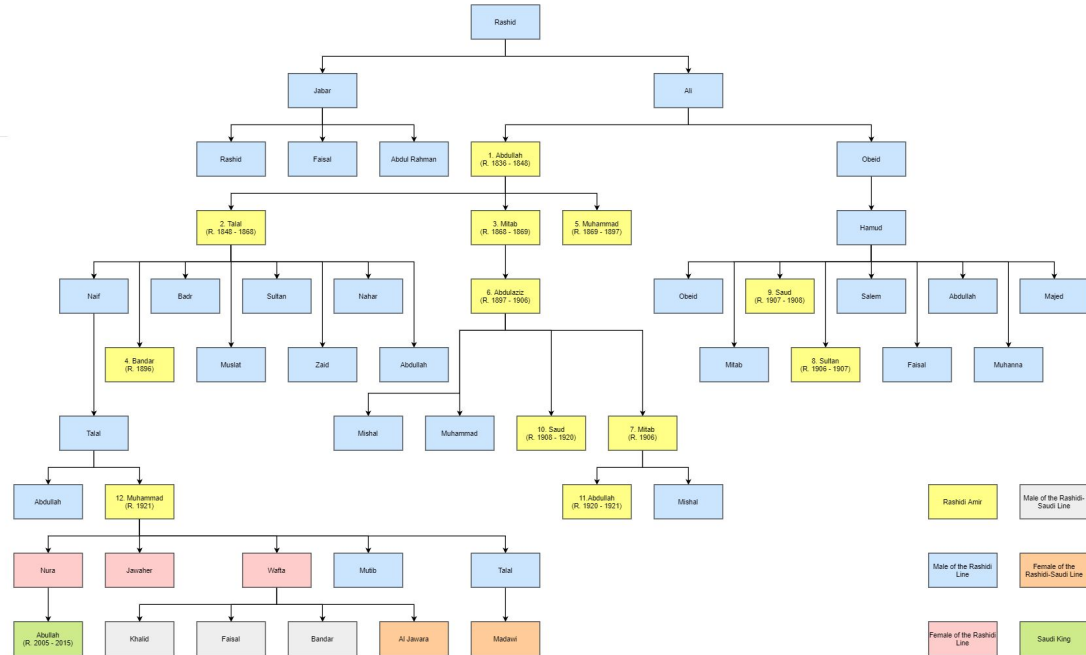
Create a Paper Trail

Complicated Math

Multiple Jurisdictions

Inefficient Crowdsourcing Info

Inadequate Tree Building



# Issues

## FAMILY

Threat of Loss

Ineligibility for Assistance

No Legal Standing

Conflict

Undermanaged

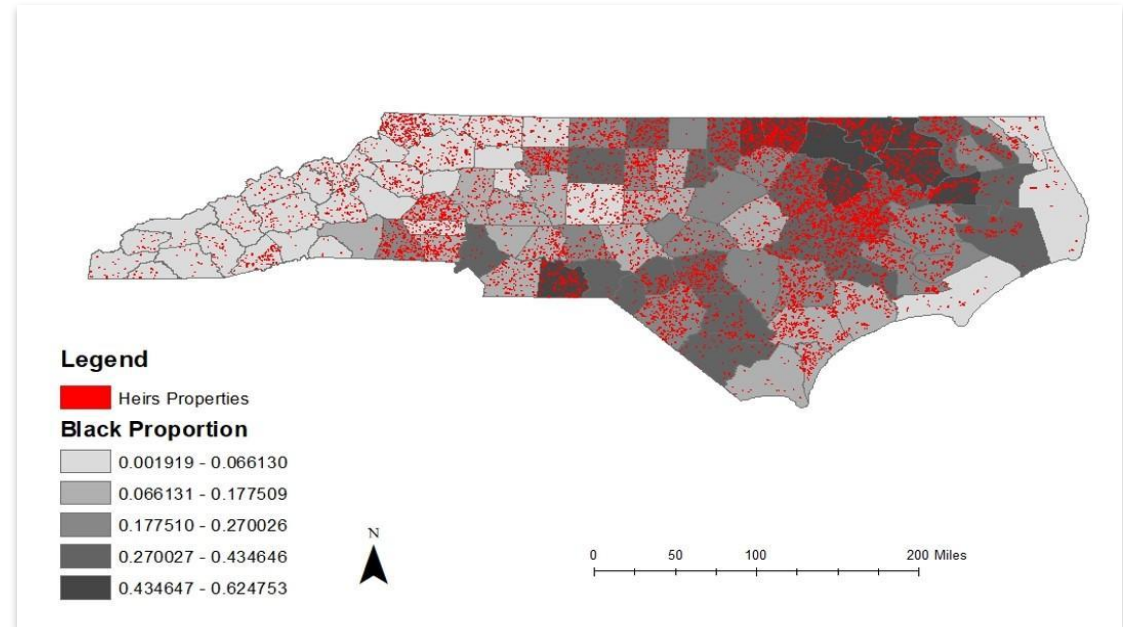
## IMPAIRMENTS BEYOND FAMILY

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](http://www.sflrnetwork.org))
- Center for Heirs Property Preservation
- Vermont Law School Farmland Toolkit

Solutions

# Sustainable Forestry and African American Land Retention Project

**Land Tenure**

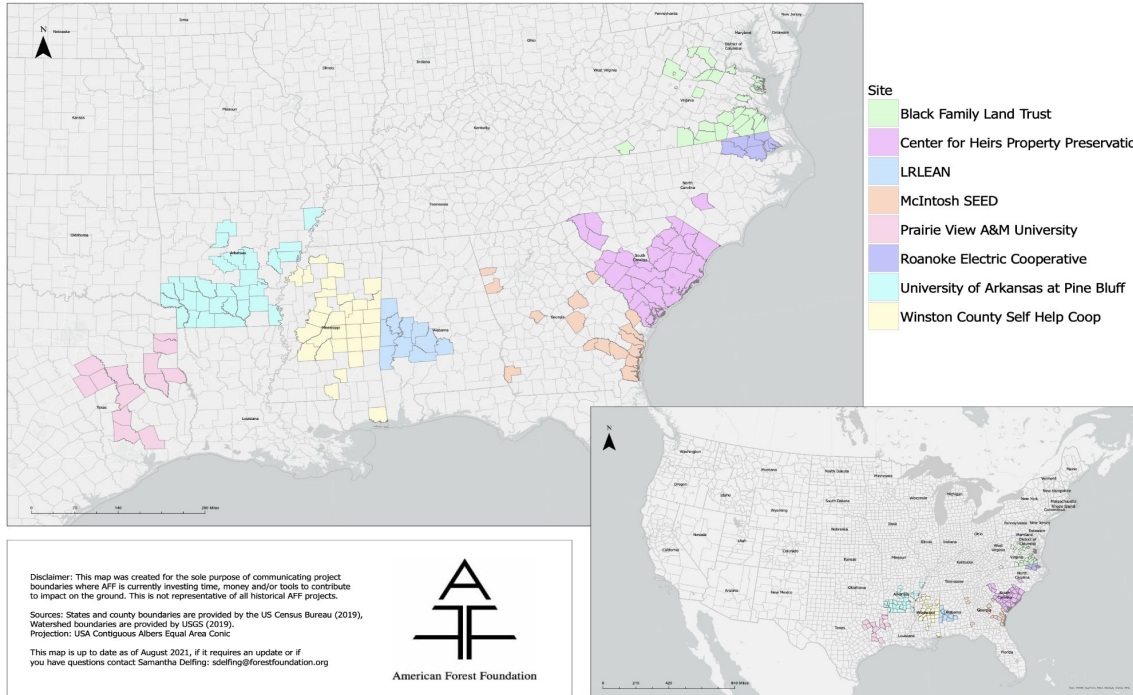
**Forest Management  
Plans and Practices**

**Access to Capital**

**Access to Markets**

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# Sustainable Forestry and African American Land Retention Project





**Thank You!**

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