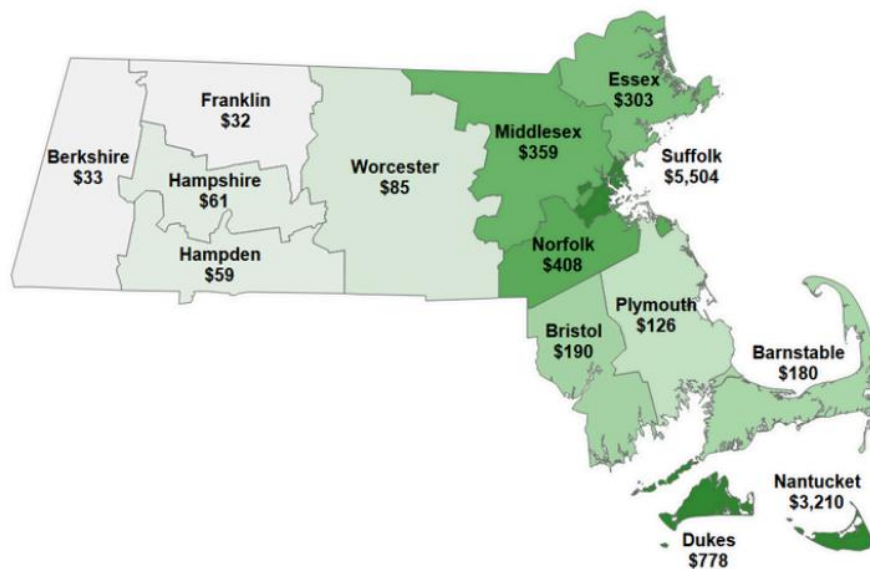


On January 24, 2025, the State Auditor’s Office and the Division of Local Mandates released the long-awaited report—[Pursuing Equitable State-Owned Land Reimbursements for Municipalities](#).

Some findings of note to the Woodlands Partnership region include:

- The Payment-in-Lieu-of-Taxes (PILOT) formula results in cities and towns receiving widely varied reimbursements ranging from \$5 to \$28,546 per acre, the median reimbursement being \$127 per acre as of FY 2024. Municipalities hosting large swaths of protected state-owned land essential to the state’s climate goals have received some of the lowest PILOT reimbursements per acre.
- This report recommends providing supplemental funding to recognize this nonmarket value. In addition, this report recommends funding levels and safeguards to provide some certainty in anticipated PILOT reimbursements for municipal budgetary planning.
- As seen below, PILOT reimbursements per acre in the Woodlands Partnership region are the lowest in the state.

Figure 12 — PILOT Reimbursements per Acre by County, FY2024⁷⁷



To remedy this inequity, the report recommends a ***Conservation & Recreation Floor***.

[Using this tool, you can apply various scenarios \(\\$25-\\$150 floor\) to see how a municipality would benefit from this proposal.](#)

Below is a chart of the Woodlands Partnership region and how a \$75 floor would affect PILOT payments.

The Partnership will be tracking this closely in the months to come—please share widely and reach out with any questions!

Partnership Town	PILOT eligible acres (FY21)	FY2024 PILOT per acre payment	PILOT per acre increase under \$75 proposal
Adams	5,564	\$21	\$51 to \$60
Ashfield	627	\$32	\$42 to \$50
Buckland	135	\$27	\$41 to \$50
Charlemont	2,059	\$15	\$51 to \$60
Cheshire	4,896	\$38	\$31 to \$40
Clarksburg	3,660	\$9	Above \$60
Colrain	3,229	\$22	\$51 to \$60
Conway	3,248	\$20	\$51 to \$60
Florida	5,492	\$14	Above \$60
Hawley	8,487	\$10	Above \$60
Heath	915	\$8	Above \$60
Leyden	901	\$53	\$21 to \$30
Monroe	2,626	\$5	Above \$60
New Ashford	3,271	\$14	Above \$60
North Adams	2,195	\$62	\$11 to \$20
Peru	6,693	\$14	Above \$60
Rowe	422	\$61	\$11 to \$20
Savoy*	12,596	\$11	Above \$60
Shelburne	73	\$54	\$21 to \$30
Williamstown	7,010	\$38	\$31 to \$40
Windsor	6,141	\$25	\$41 to \$50