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International Outlook for Privately Protected Areas

Country Profile: ARGENTINA

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Introduction

This country profile is part of a study by the International Land Conservation Network (ILCN) and United Nations Development Program (UNDP) summarizing the **legal, policy, and institutional mechanisms used to establish and incentivize privately protected areas (PPAs) in 30 understudied countries.**

PPAs contribute to the achievement of global conservation goals and biodiversity targets by contributing to landscape-scale conservation, connectivity and ecological-representativeness of protected areas.

For the purposes of this profile, an area is considered a PPA if it conforms to the definition agreed upon by the International Union for the Conservation of Nature (IUCN). Generally speaking, a PPA's protection must be recognized and durable (with long term conservation intent); it must be governed by a private or non-governmental entity; and it must be governed and managed to meet the general conservation standards of a protected area (PA) as laid out by the IUCN.^{1,2} **Note: Alongside currently existing mechanisms in these countries, this study also references mechanisms that represent *potential opportunities for the creation of PPAs.***

The data in this profile is based on a 2018 desk review of law and policy documents, government reports, publications by multi-lateral organizations, scholarly literature, and other sources. For 28 of the 30 country profiles, data was reviewed by a volunteer in-country expert. We are grateful to these experts, whose names and the profiles they reviewed are listed in the appendix to the [International Outlook for Privately Protected Areas summary report](#).

Finally, this profile is intended to be a living document, which will be updated periodically as more information is submitted and time and resources allow. If you have a contribution, please contact the authors at landconservation@lincolninst.edu.

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¹ Mitchell, B.A., Stolton, S., Bezaury-Creel, J., Bingham, H.C., Cumming, T.L., Dudley, N., Fitzsimons, J.A., Malleret-King, D., Redford, K.H. and Solano, P. (2018). *Guidelines for privately protected areas*. Best Practice Protected Area Guidelines Series No. 29. Gland, Switzerland: IUCN. xii + 100pp.

² Dudley, N. (ed.) (2008). *Guidelines for Applying Protected Area Management Categories*. Gland, Switzerland: IUCN. x + 86pp. WITH Stolton, S., Shadie, P. and Dudley, N. (2013). *IUCN WCPA Best Practice Guidance on Recognising Protected Areas and Assigning Management Categories and Governance Types*, Best Practice Protected Area Guidelines Series No. 21. Gland, Switzerland: IUCN

ARGENTINA (*República Argentina*)

Outlook for Privately Protected Areas

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1. Javier Beltran, Working Landscapes Coordinator, The Nature Conservancy Argentina
2. Florencia Morales, Executive Coordinator, Red Argentina de Reservas Naturales Privadas

I. Country Overview

Land Area

Argentina's total land area is 273,669,000 hectares (ha), with approximately 27,408,800 ha (10.02 per cent) forested³ and 148,700,000 ha (54.34 per cent) used for agricultural purposes.⁴ (Note: Argentina is currently undergoing an agricultural census that will update agricultural data for the first time in 16 years.⁵)

Argentina is home to an impressive range of ecosystems, with 18 different ecoregions that contribute significantly to global biodiversity. However, many of the ecoregions deemed most important for the conservation of biodiversity, provision of ecosystem services, and combating climate change are also of interest for their production value, especially for agriculture.⁶

Land conversion for agricultural production is the largest contributor to biodiversity loss in Argentina.⁷ This has been particularly damaging to native forest ecosystems, such as the Chaco, Atlantic Forest, and Yungas regions, where it is estimated that 1,145,000 ha were deforested in the last five years.⁸ In addition to land conversion, land-use change, and deforestation, the implementation of poor management practices for livestock has exacerbated processes of degradation and desertification of Argentinian lands.⁹ However, innovative solutions in policy and practice continue to place Argentina as a leader in Latin America for conservation activity.

Argentina's constitutional reform of 1994 identifies the environment as a collective and legal good. All people have the right to a healthy environment and an obligation to preserve it.¹⁰ Through Article 41, the federal government mandates minimum environmental standards and then the provinces will establish the legislation and policy necessary to comply and build upon national standards. Article 124 establishes that the provinces have legislative power over their natural resources, whether or not they are the owner.

³ Food and Agriculture Organization of the United Nations. 2014. "Argentina." Accessed June 2017. <http://www.fao.org/countryprofiles/index/en/?iso3=ARG>.

⁴ Ibid.

⁵ See the Censo Nacional Agropecuario 2018 website here: <https://cna2018.indec.gob.ar/index.html>

⁶ República Argentina. 2017. La Estrategia Nacional sobre la Biodiversidad y Plan de Acción 2016-2020 (ENBPA). <https://www.cbd.int/doc/world/ar/ar-nbsap-v2-es.pdf>.

⁷ Ibid.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid.

Land Ownership and Tenure

In Argentina, private entities and individuals maintain the ability to hold legal title over their land. Individual landowners account for 75 per cent of the Country's land, with 12 per cent of the Country's total land area under lease.¹¹ Government land-ownership varies by province.

Forests in Argentina are primarily under private ownership, and the Ministry of Agriculture is working to resolve lingering conflicts around land tenure.¹² In 1985, at the end of the military dictatorship, tenure reforms were enacted. These were further strengthened by constitutional reforms in 1994 that recognized indigenous peoples' rights to collective ownership of land. Provincial governments are responsible for recognizing and implementing indigenous forest rights; therefore, titling varies across the provinces. There remain some titling issues, particularly related to private sector concessions that are sometimes allocated to customary lands for agriculture.¹³

Foreign ownership of rural lands is restricted by Law 26.737 (Regime for Protection of National Domain over Ownership, Possession or Tenure of Rural Land, 2011) to a maximum of 15 percent of all national productive land.¹⁴

Protected Areas

There are 483 protected areas registered in Argentina, totaling 35,545,243 ha, or 12.73 per cent of the territory.¹⁵ These protected areas are included in the Federal System of Protected Areas (SiFAP) and are registered and monitored by national or provincial authorities, depending on whether they are national or provincial protected areas. Of these, 57 are listed as protected areas of national jurisdiction (meaning that they are managed by the National Parks Administration), one is a marine protected area, and the remaining 425 protected areas are reported by the provinces and are managed through a range of public-private partnerships (each province has its own protected areas laws, more information below).¹⁶ (Note: The World Database on Protected Areas (WDPA) shows 24,700,000 ha of land – over 8 per cent of the Country – protected through federal, provincial, municipal, and privately protected areas.¹⁷ Differences between statistics may be due to differences in methodologies or out of date reporting).

Argentina recognizes a range of legally protected area types. Under the authority of the *Administración de Parques Nacionales*, or National Parks Administration, are national parks, natural monuments, national reserves, strict natural reserves, natural wildlife reserves and Natural educational reserves. In addition,

¹¹ Sili, Marcelo and Luciana Soumoulou. 2011. "The Issue of Land in Argentina: Conflicts and dynamics of use, holdings and concentration." Rome: International Fund for Agricultural Development. <https://www.agroindustria.gob.ar/sitio/areas/prodear/biblioteca/archivos/000001-Desarrollo%20Rural/090811-The%20Issue%20of%20Land%20in%20Argentina%20-%20IFAD%202011.pdf>.

¹² Johns, Tracy, Evan Johnson, and Nora Greenglass (eds). 2009. An Overview of Readiness for REDD: A compilation of readiness activities prepared on behalf of the Forum on Readiness for REDD. Version 2. Woods Hole Research Center. <https://www.cbd.int/forest/doc/overview-readiness-redd.pdf>.

¹³ Segura Warnholtz, Gerardo, Mercedes Fernández, James Smyle and Jenny Springer. 2017. Securing Forest Tenure Rights for Rural Development: Lessons from Six Countries in Latin America. Washington DC: PROFOR. https://www.profor.info/sites/profor.info/files/PROFOR_ForestTenure_Web%20%281%29.pdf.

¹⁴ U.S. Department of State. 2012. "2012 Investment Climate Statement – Argentina." Accessed October 2018. <https://www.state.gov/e/eb/rls/othr/ics/2012/191099.htm>.

¹⁵ Secretario de Gobierno de Ambiente y Desarrollo Sustentable. 2018. "Áreas protegidas." Accessed October 2018. <https://www.argentina.gob.ar/ambiente/tierra/protegida>.

¹⁶ Ibid.

¹⁷ UNEP-WCMC. 2018. "Protected Area Profile for Argentina from the World Database of Protected Areas." Accessed October 2018. <https://www.protectedplanet.net/country/ARG>.

each province has its own laws around protected areas.¹⁸ Argentina also recognizes privately-owned protected areas with agreements with appropriate authorities (more information on these below), protected areas of multiple jurisdictions, and Category 1 areas under the *Law on Environmental Protection of Native Forests* (Law No. 26331¹⁹). These protected areas are under provincial jurisdiction and can be managed by a range of public and private conservation entities.²⁰ Together, these parks and reservations make up the *Sistema Nacional de Areas Protegidas* (SNAP), Argentina's national system of protected areas.²¹

Argentina also recognizes complementary forms of conservation areas, including private reserves without formal agreements, ecological easements, and international designations, like Biosphere Reserves and Ramsar Sites.²²

It is worth noting that due to a variety of monitoring and reporting methodologies across Argentinian provinces, there are some discrepancies in record-keeping standards of protected area data. However, as the Federal System of Protected Areas (SiFAP) continues to improve and include metrics for both public and private land conservation data, such methodologies are becoming more comprehensive and standardized over time.²³

Forest Conservation

In 2007, Argentina adopted the Law of Minimum Requirements for the Environmental Protection of Native Forests (Law No. 26.331). Enforced by the Secretary of Environment and Sustainable Development (SAyDS), this law establishes rules for the restoration, conservation, use and sustainable management of native forests, as well as for the environmental services they provide. It also tasks provinces to undergo a participatory forest planning process.²⁴

This Law also establishes the National Fund for the Enrichment and Conservation of the Native Forests, designed as a payment for ecosystem services scheme, and the National Program for Native Forests Protection, a program to promote forest conservation, reforestation and restoration.²⁵

II. Law and Policy for Private Land Conservation

Privately Protected Areas

Argentina's Civil Code does not define privately protected areas (PPA), nor does it consider protection in perpetuity for private conservation. Rather, according to the Argentinian Constitution, the national government allows provinces to manage their environment, natural resources, and protected areas.²⁶ Despite this, Argentina is a leader in private land conservation in Latin America, with one of the highest surface areas protected by private land conservation initiatives in the region.

¹⁸ Administración de Parques Nacionales, Argentina. 2017. "Áreas Protegidas." Accessed September 2017. <https://www.parquesnacionales.gob.ar/areas-protegidas/>.

¹⁹ This law establishes minimum environmental management criteria for native forests and their environmental services. Provinces must identify native forests (within three tiers) and manage them according to this law.

²⁰ República Argentina, 2017.

²¹ Administración de Parques Nacionales, Argentina. 2017. "Áreas Protegidas." Accessed September 2017. <https://www.parquesnacionales.gob.ar/areas-protegidas/>.

²² República Argentina, 2017.

²³ Ibid.

²⁴ Johns, Johnson, and Greenglass, 2009.

²⁵ Ibid.

²⁶ Swift, Byron and Susan Bass. 2003. "Argentina." In *Legal Tools and Incentives for Private Lands Conservation in Latin America: Building Models for Success*, 43-48. Washington, D.C.: Environmental Law Institute. https://issuu.com/conservamospor naturaleza/docs/private_lands.

The *Red Argentina de Reservas Naturales Privadas* (Argentine Network of Private Natural Reserves) keeps a database of privately protected areas across the Country, as well as represents and builds capacity for its members (64 private reserves and 11 conservationist organizations, as of November 2018²⁷). According to the Network, as of December 2017, 251 private nature reserves existed in Argentina, totaling more than 770,000 ha of private land conservation activity.²⁸

The distribution and type of private reserves in Argentina vary due to a difference of recognition and incentive structures for private land conservation, the presence of civil organisations that promote private reserves, and differences in regulation practices amongst Argentinian provinces. For example, in the Misiones province, which is home to 68 private nature reserves, the success of private land conservation is largely due to provincial regulation that allows a private landowner to obtain legal recognition for their reservation, the presence of numerous associations and foundations that work on private land conservation, as well as the cultural significance tied to the forests of Misiones, which encourage many actors to pursue land protection efforts.²⁹ Some key provincial laws are outlined below.

Provincial laws formally establishing private reserves

Twelve of Argentina's 23 provinces explicitly recognize private conservation within their collective systems of protected areas, with 11 of those provinces having a legal mechanism to register private properties as protected areas.³⁰ These provinces include Misiones, Santa Fe, Chaco, Entre Rios, Salta, San Juan, Chubut, Río Negro, Buenos Aires, Catamarca,³¹ and San Luis.³²

Some notable provincial laws include the following:

- Buenos Aires Province: The Reserves and Natural Parks Law of 1990 allows private property owners to register their land as a private nature reserve, which is then counted as part of the Provincial Protected Areas System. The declaration is in perpetuity, unless otherwise stated, and remains with the land regardless of the owner. Owners may receive benefits, such as exemption from real estate tax, for the duration of the declaration.³³
- Chubut Province: The provincial distinction of Natural Protected Area can apply to either public or private lands, as long as it is compliant with government guidelines for management and works toward a goal of conserving biodiversity, natural, or cultural resources. In addition, in 2000, Chubut province enacted a law allowing for easements that can be held by the government. This could potentially create an easement 'in gross' (different from the easements discussed below); however, it is unclear whether this has ever been done for conservation purposes.³⁴
- Misiones Province: The provincial Park and Reserve Law includes a category for private reserves. Landowners can create a private reserve in perpetuity or for a certain number of years, but, once declared, the status cannot change for 20 years. The reserve becomes part of the provincial

²⁷ Florencia Morales, personal communication, November 30, 2018.

²⁸ Red Argentina de Reservas Naturales Privadas. 2017. "Reservas Privadas en Argentina." Accessed October 2018. <https://reservasprivadas.org.ar/que-es-una-reserva-natural-privada/>.

²⁹ Red Argentina de Reservas Naturales Privadas. 2017. "Que es una Reserva Privada?" Accessed October 2018. <https://reservasprivadas.org.ar/que-es-una-reserva-natural-privada/>.

³⁰ Moreno, Diego, Alejandra Carminati, Natalia Machain, and Mateo Roldán. n.d. Reseña sobre las reservas privadas en la Argentina. http://webcache.googleusercontent.com/search?q=cache:lqmvQbY2TV0J:awsassets.wwf.panda.org/downloads/reservas_privadas_de_la_argentina_para_web.doc+&cd=6&hl=en&ct=clnk&gl=us.

³¹ Moreno et al., n.d.

³² Florencia Morales, personal communication, November 30, 2018.

³³ Swift and Bass, 2003. P. 43.

³⁴ Swift and Bass, 2003. P. 43

protected area system, and landowners can receive a reduction in their real estate tax if they have an approved management plan and do not exploit their forests.³⁵

- Río Negro Province: The provincial law for protected areas applies to both public and private areas, as long as they meet provincial guidelines.³⁶
- Salta Province: Through the Provincial Protected Areas System Law, Private Nature Reserves can be established for a minimum of 20 years under a variety of management categories, including Natural Monuments, Cultural Centers, Protected Landscapes, Cultural Nature Reserves, Multiple-use Nature Reserves and International Management Categories. These reserves can become a part of the Provincial Protected Area System if special agreements are put in place.³⁷

In order to unify the different kinds of protected areas across differences in management and management categories by province, the SiFAP tracks its range of management categories according to IUCN categorical guidelines.³⁸

Direct Purchase

The private land conservation movement in Argentina has been primarily driven by NGOs. One way they have been active has been through the direct purchase of key conservation lands, which they then manage or restore for biodiversity.³⁹

Some NGOs have also worked with landowners to manage their properties for conservation, in the absence of a legally binding agreement. For example, the Fundación Vida Silvestre Argentina has a voluntary program of wildlife refuges across the Country, which allows landowners to sign a contract with the organization, agreeing to conserve their natural resources.⁴⁰ Today, there are 20 voluntary private refuges, totaling 198,144 ha across nine provinces.⁴¹

Easements (servidumbre real ambiental)

In Argentina, conservation easements (*servidumbre real ambiental*) have been used as a means of pursuing conservation on privately owned land. Particularly in the five provinces that encompass Argentinian Patagonia, conservation easements hold immense potential, since almost 80 per cent of the land in the region is privately owned.⁴² The Nature Conservancy estimates that alongside incentives for landowners, conservation easements may be able to protect 1.5 million acres of land over the next five years.⁴³

In Argentina, a *servidumbre* is an agreement between adjacent landowners, outlining restrictions on the use of one of the parcels. In the several instances when this tool has been used, an NGO has held the “dominant” parcel of land, restricting actions on the adjacent parcel (see case study below). Easements have proven to be legally binding, as they have been upheld by the courts.⁴⁴ An easement in perpetuity between the Nequen Foundation and an adjacent property was contested when the latter property was

³⁵ Ibid.

³⁶ Ibid.

³⁷ Ibid. p. 44.

³⁸ Secretario de Gobierno de Ambiente y Desarrollo Sustentable, 2018.

³⁹ Swift and Bass, 2003. p. 44.

⁴⁰ Ibid.

⁴¹ Florencia Morales, personal communication, November 30, 2018.

⁴² Patagonian Land Conservation Trust. 2018. “About Us.” Accessed October 2018. <http://patagonianlandconservationtrust.org/about-us/>.

⁴³ Ibid.

⁴⁴ Swift and Bass, 2003. p. 45.

sold, and the new owners wished to withdraw from the easement. The easement was legally upheld since it recognized the real rights of the land, rather than the personal rights of the former owner.

As a result of conservation easements gaining support and popularity, land trusts, like the Patagonian Land Conservation Trust, The Nature Conservancy, and the *Fundación para Conservación de Tierras Patagónicas* (formerly known as *Fundación Neuquén para la Conservación de la Naturaleza*), are engaging private landowners in conservation activity.⁴⁵ These three organizations are currently working on how to administer and manage some of the first conservation easements in Argentina, in the hopes that conservation easements on private conservation lands may continue to prosper and expand to other jurisdictions throughout Argentina.

National Biodiversity Strategic Action Plan

The National Biodiversity Strategic Action Plan (2017; NBSAP), submitted by Argentina to the Convention on Biological Diversity for 2016-2020, governs the conservation and sustainable use of Argentinian biodiversity, as well as the equal and just distribution of its benefits.⁴⁶ The Argentinian NBSAP specifies private voluntary reserves without legal protection or agreement with the relevant authority as areas of interest for conservation activity. It also notes that SIFAP, the federal agency for coordination between the authorities of Protected Areas of the different jurisdictions of Argentina, should be strengthened by establishing common objectives and standards, as well as recognizing and incentivizing conservation of private lands.

III. Financial Incentives for Privately Protected Areas

Some provincial laws (including Buenos Aires, Entre Ríos, and Misiones⁴⁷; some detail is provided in the provincial laws section above) provide incentives for property owners who have designated their land as reserves. The laws vary, but benefits can include partial or total reduction of property or provincial taxes, depending on the other uses of the land. Seven provinces also provide technical assistance for management. However, despite being established in the law, in practice, these incentives are not well implemented and are largely unavailable to landowners⁴⁸ (except perhaps in Misiones).^{49,50}

Payments for Ecosystem Services

Law No. 26.331, discussed above, creates a compensation mechanism for ecosystem services (the National Fund for the Enrichment and Conservation of Native Forests). This is one of few examples of such legislation in all of Latin America.⁵¹ In some provinces these payments can apply to environmental services that take place through conservation on private lands;⁵² however, it is unclear whether such payments have ever been made. And other provinces have been exploring ecosystem service values and payments related to carbon, drinking water, and forests.⁵³

UN-REDD program

⁴⁵ Patagonian Land Conservation Trust 2018..

⁴⁶ República Argentina, 2017.

⁴⁷ Florencia Morales, personal communication, November 30, 2018.

⁴⁸ Ibid.

⁴⁹ Administración de Parques Nacionales. 2007. Las Áreas Protegidas de la Argentina: Herramienta superior para la conservación de nuestro patrimonio natural y cultural. P. 28. https://sib.gob.ar/archivos/APS_Argentina_APN2007.pdf

⁵⁰ Swift and Bass, 2003. p. 46.

⁵¹ Luna, C. 2017. "Alteraciones de los bosques nativos en el norte argentino: normativas y mecanismos de compensación por servicios ambientales." *Revista De Ciencias Ambientales*, 52(1), 145-160. <https://doi.org/10.15359/rca.52-1.8>.

⁵² Swift and Bass, 2003. p. 41.

⁵³ Luna, 2017.

In addition to financial incentives driven by local governments, Argentina began its UN-REDD program in 2015, aimed at eventually providing monetary incentives for reduction of emissions through encouraging forest protection. The plan focuses on high-priority areas, including the Chaco, Selva Paranaense and Yunga areas, home to many private land owners and indigenous communities.⁵⁴ Through focusing on these areas, there exists potential to promote private lands conservation through the establishment of privately protected areas.

IV. Organizations for Private Land Conservation

Governmental: National System of Protected Areas

- *Administración de Parques Nacionales, Argentina*, (Administration of National Parks) is entity that administers protected areas, within which the National System of Protected Areas is managed.
- The *Sistema Nacional de Áreas Protegidas* (SNAP; National System of Protected Areas) manages government-owned and regulated reserves that fall under the following management categories: National Parks, Natural Monuments, National Reserves, Strict Natural Reserves, Natural Wildlife Reserves, and Natural Educational Reserves.⁵⁵ Within these categories, the potential for inclusion of private lands depends on the regulations of the specific province.

Governmental: Provincial System of Protected Areas

Many Argentinean provinces have their own provincial system of protected areas. The categories of protected areas recognized depends of each province. Some examples:

- Province of Mendoza: <http://areasnaturales.mendoza.gov.ar/>
- Province of Salta: <http://turismo.salta.gov.ar/contenidos/16/reservas-y-parques-nacionales-salta>
- Province of Misiones: <http://www.ecologia.misiones.gov.ar/ecoweb/index.php/anp-descgen/sistema-de-areas-naturales-protegidas>

Non-governmental

- *Red Argentina de Reservas Naturales Privadas* – the Argentinian Network of Private Natural Reserves was formed in 2014 to promote access to resources on the national level for private land owners with natural reserves on their land. Today, their mission is to integrate, strengthen and expand voluntary initiatives for the conservation and sustainable use of biological diversity and cultural heritage in privately owned lands in Argentina.⁵⁶ To do this, it encourages the creation and effective management of private reserves and other legal conservation mechanisms that generate environmental, economic and social benefits for present and future generations. The network currently consists of 64 private reserves and 11 conservationist organizations and maintains a database of private reserves nationwide.⁵⁷

⁵⁴ Toquica, Patricia. 2015. "Argentina's UN-REDD National Programme officially launched/ Se inicia el Programa Nacional ONU-REDD en Argentina." *UN-REDD Programme Workspace*, July 22, 2015. <http://www.unredd.net/announcements-and-news/2205-argentina-s-un-redd-national-programme-officially-launched-se-inicia-el-programa-nacional-onu-redd-en-argentina.html>.

⁵⁵ Administración de Parques Nacionales, Argentina, 2017.

⁵⁶ See their website: <https://reservasprivadas.org.ar/>.

⁵⁷ Florencia Morales, personal communication, November 30, 2018.

- *Fundación Vida Silvestre Argentina* is affiliated with the World Wildlife Fund and works in five Argentine ecoregions on environmental policy, sustainable business, land protection, afforestation, and education.⁵⁸
 - o *Fundación Vida Silvestre Argentina's Programa Refugios de Vida Silvestre* (Wildlife Refuge Program) was formed in 1987 as a network organization for property owners seeking representation and support to include their reserves into the National System of Protected Areas.⁵⁹ Because of differing legal mechanisms vary by province for inscription and requirements for private natural reserves, the process of designating a private protected area differs depending on the region.
- The Nature Conservancy has been working in Argentina since 2008, with an emphasis on grasslands conservation and management, private land conservation, and freshwater.⁶⁰
- *Fundación Ambiente y Recursos Naturales*, is a non-governmental non-profit working to promote sustainable development through politics, law and the institutional organization of society.⁶¹
- *Fundación ProYungas* is a non-profit organization that carries out management activities for conservation and sustainable development, particularly in subtropical regions. They support the creation of new protected areas in areas that are well represented in the current protected areas system.⁶²
- *Fundación de Historia Natural Félix de Azara* is a research institution focused on natural, environmental and anthropological sciences, integrated with exploration, research, management and conservation of natural and cultural heritage, and the transfer and application of knowledge achieved for the benefit of society. Azara Foundation invites private landowners to join their Private Reserves Program, through which they support landowners in the conservation and management of their properties.⁶³
- *Fundación Hábitat & Desarrollo* works to protect natural environments and promote sustainable development. Its focus is on working with landowners to create and manage private natural reserves in areas of high conservation value. Landowners sign a yearly agreement with the Foundation, which renews automatically and incorporates the reserve in their Habitat Network. Currently the Foundation shares the administration of 25 reserves that protect more than 50,000 ha and are models of productive management respecting wildlife.⁶⁴

V. Best Practices/Case Studies

*Estancia Cabeza de Vaca Easement*⁶⁵

In 2017, The Nature Conservancy (TNC) in Argentina helped to finalize the country's second-ever conservation easement (*servidumbre real ambiental*) on 40,000 ha of land in Río Negro Province, Patagonia. The ranchland, called *Estancia Cabeza de Vaca*, is owned by the small Argentine company Wool For Ever. A conservation easement restricts the development rights on a property, ensuring its long-term contribution of habitat, ecosystem services, grazing land, and habitat for species such as the Guanaco, a wild relative of the llama.

⁵⁸ See their website: <https://www.vidasilvestre.org.ar/>.

⁵⁹ Moreno et al., n.d.

⁶⁰ See their website: <https://www.mundotnc.org/nuestro-trabajo/donde-trabajamos/america/argentina/index.htm>.

⁶¹ See their website: <https://farn.org.ar/>.

⁶² See their website: <http://provungas.org.ar/>.

⁶³ See their website: <https://fundacionazara.org.ar/>.

⁶⁴ See their website: <http://www.habitatydesarrollo.org.ar/#>.

⁶⁵ Excepted from the International Land Conservation Network (ILCN) newsletter, July 2017. "Estancia Cabeza de Vaca becomes Argentina's Second Conservation Easement." <https://landconservationnetwork.org/sites/default/files/ILCN%20Newsletter%20July%202017.pdf>.

Since 2013, TNC has worked to establish an easement on the property. Argentine code requires that a conservation easement be an appurtenant one, comprised of two properties with separate landholders. A dominant property holds the easement on a servient property, restricting development on the latter. In order to fill the requirements of the easement, Wool For Ever donated a 50 ha parcel to the Fundación para Conservación de Tierras Patagónicas (henceforth, the Foundation) to serve as the dominant parcel; they then retained a servient parcel of about 39,000 ha. TNC negotiated the cooperation of the provincial authorities, and partnered with the Foundation to secure a plan for long term stewardship objectives, with partial financial support from the Idaho-based Patagonian Lands Conservation Trust. Now, TNC Argentina is responding to the interest of other groups in Argentina who hope to replicate this kind of project in other areas.

TNC drew inspiration from the success of Argentina's first easement deal in 2001, in which the Foundation, a local land trust, put a conservation easement on 144 ha in Epu Lauquen, northwestern Neuquén Province, also in Patagonia.

Campos de Tuyú Wildlife Reserve turned National Park

In 1979, *Fundación Vida Silvestre Argentina* (FVSA) set the foundation for the private land conservation movement by creating Campos del Tuyú Wildlife Reserve in Buenos Aires. It was established through a lending agreement with La Linconia estate.⁶⁶ Located in the Pampa ecoregion, Campos de Tuyú, the reserve contains a variety of coastal habitat and species, including both marine and terrestrial fauna in addition to numerous avian species.⁶⁷

After 30 years of private ownership and administration, in 2009, *Fundación Vida Silvestre Argentina* donated the reserve, converting it into national park lands, establishing a more permanent form of conservation. The reserve currently is comprised of 3,040 ha, and serves not only as a form of preservation, but also allows for visitor access. Overall, the reserve serves as an example of collaboration between private land owners, NGOs, and the national government.

⁶⁶ Moreno et al., n.d.

⁶⁷ Administración de Parques Nacionales. n.d. "Parque Nacional Campos del Tuyú." Accessed September 2017. <https://www.parquesnacionales.gob.ar/areas-protegidas/region-centro-este/parque-nacional-campos-del-tuyu/>.