

**MTLA 2023 Spring Education Seminar**  
**Title Companies and Community Land Trusts: Partners for Permanent Affordability**  
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This 1.0 credit hour course will offer general information on community land trust transactions and explain the important role title agents play in issuing a title commitment and managing the closing process for CLT property. As the housing crisis impacts communities across the state, community land trusts offer one creative solution to increase the stock of homes people can afford in Montana. There are currently over 200 community land trust homes in Montana, with hundreds more being planned for development, so title agents are going to be seeing an increase in CLT home sales. Title agents who understand the CLT model and become familiar with the unique documentation involved can partner with CLTs and other organizations to make permanently affordable home ownership available to more Montanans.

1. Introduction
  
2. Explore the reason for, and structure of community land trusts (CLTs)
  
3. Explain the CLT model and how it is being used to hold community assets in trust and keep it affordable in perpetuity.
  - a. The CLT owns the land in fee simple estate and a buyer purchases the improvements only.
  
  - b. A ground lease for the occupancy and use of the land outlines the rights and obligations of the CLT and homebuyer regarding the home and the land to ensure it is well-maintained and permanently affordable.
  
  - c. Study the benefits and restrictions set forth in the Ground Lease
  
4. The legality of the CLT model
  - a. Division of interests in real property
  - b. Resale restrictions on real property
  
5. The history of CLTs and the CLTs operating in Montana

6. Long-term potential and testimonial video

7. The Title Search results on a CLT property, and the role of title company depending on who owns the property at the time of title commitment

8. The title commitment for a CLT property, the division of property interests, and accurate legal descriptions (5 mins)

9. Ways of making the closing of a CLT property run smoothly and partnering with CLTs for continued affordability options

10. Closing different types of CLT transactions to ensure proper documentation and recording (6 mins)

11. Insuring the lender's and owner's leasehold interest

12. Post-closing followup for the title (closing) agent