



LAND TENURE COMPLIANCE ANALYSIS
AND CERTIFICATION TOOL, V2.0
CERTIFICATION PROGRAM
TERO CARBON AVALIAÇÕES E CERTIFICAÇÕES S.A.



**LAND TENURE COMPLIANCE ANALYSIS
AND CERTIFICATION TOOL
VERSION 2.0
CERTIFICATION PROGRAM**

TERO CARBON AVALIAÇÕES E CERTIFICAÇÕES S.A.



Dear Project Developers and Carbon Market Partners,

It is with great enthusiasm that we present the Land Tenure Compliance Analysis and Certification Tool for NBS Projects, a new milestone within the Tero Certification Program. Our mission goes beyond simple certification: we are committed to democratizing access to the carbon market, ensuring that Brazilian initiatives, regardless of their scale, can compete fairly and transparently on the global stage.

Land tenure security is one of the biggest challenges faced by Nature-Based Solutions (NBS) projects. Without a solid land tenure foundation, there is no guarantee of the permanence of environmental assets, which compromises the integrity of carbon credits and investor confidence. To address this reality, we have developed a seal system that classifies projects according to the regularity and consistency of their land compliance, promoting transparency, traceability and technical robustness.

Tero Carbon's Land Tenure Compliance Seals are a land tenure assurance mechanism, created to ensure the legal compliance of projects over time and differentiate those demonstrating a continuous commitment to land tenure regularity. These seals allow projects to be recognized for their credibility, legal security, and traceability, providing greater confidence to the market and investors, and allowing those who maintain compliance over time to be recognized for their credibility and legal security. The seals follow three progressive levels:

- **Bronze Seal:** Awarded to projects that prove, after one year, their land tenure documentation and territorial regularity.
- **Silver Seal:** Granted to projects that maintain three consecutive years of compliance with no identified irregularities.
- **Gold Seal:** The highest level of recognition, awarded to projects with five uninterrupted years of compliance, coupled with excellence in territorial and environmental management.

The implementation of the Land Tenure Compliance Seals reinforces Tero Carbon's commitment to ensuring that Brazilian projects meet the highest standards of the international carbon market. Additionally, it allows project developers to have a structured pathway to demonstrate their regularity, expanding their access to differentiated markets and attracting investors looking for initiatives with credibility and transparency.



LAND TENURE COMPLIANCE ANALYSIS
AND CERTIFICATION TOOL, V2.0
CERTIFICATION PROGRAM
TERO CARBON AVALIAÇÕES E CERTIFICAÇÕES S.A.

Our Certification Program was designed to cater to both NBS projects and Technology-Based Solutions (TBS) projects, always adhering to the highest carbon market standards. We know that land tenure governance is one of the pillars for the stability and growth of this sector, and the Land Tenure Compliance Seals represent another step forward in building a solid, reliable, and accessible market for all. It is important to note that, in this first version, the seals apply only to land tenure compliance for rural properties located in Brazil.

We invite all project developers, investors, and carbon market partners to engage in this initiative, consolidating a new era of transparency and legal security for Brazilian environmental assets.

Brazil, Manaus, February 10, 2025.

Yours sincerely,

A handwritten signature in black ink that reads "Francisco Higuchi". The signature is written in a cursive, flowing style.

Francisco Gasparetto Higuchi, PhD.
CEO, Tero Carbon



IDENTIFICATION

DOCUMENT	Land Tenure Compliance Analysis and Certification Tool
VERSION	2.0
INTEGRAL PART OF THE	Certification Program
STATUS	Under Public Consultation
PUBLICATION DATE	04/01/2025
STANDARD	Tero Carbon Avaliações e Certificações S.A. (contato@terocarbon.com)
PROGRAM	Nature-based Solution (NBS)
SECTOR	Agriculture, Forestry, and Other Land Use (AFOLU)
TYPE	All

LIST OF ACRONYMS

AFOLU	Agriculture, Forestry, and Other Land Use
ANM	National Mining Agency, in Portuguese, <i>Agência Nacional de Mineração</i>
CAR	Rural Environmental Registry, in Portuguese, <i>Cadastro Ambiental Rural</i>
CCIR	Rural Property Registration Certificate, in Portuguese, <i>Certificado de Cadastro de Imóvel Rural</i>
CDRU	Grant of Real Right of Use, in Portuguese, <i>Concessão de Direito Real de Uso</i>
FSC	Forest Stewardship Council
ICMBio	Chico Mendes Institute for Biodiversity Conservation, in Portuguese, <i>Instituto Chico Mendes de Conservação da Biodiversidade</i>
INCRA	National Institute of Colonization and Agrarian Reform, in Portuguese, <i>Instituto Nacional de Colonização e Reforma Agrária</i>
INPE	National Institute for Space Research, in Portuguese, <i>Instituto Nacional de Pesquisas Espaciais</i>
ITERPA	Pará Land Institute, in Portuguese, <i>Instituto de Terras do Pará</i>
ITR	Rural Land Property Tax, in Portuguese, <i>Imposto sobre a Propriedade Territorial Rural</i>
LR	Legal Reserve
NBS	Nature-based Solution
PA	Project Area
PB	Property Boundary
PPA	Permanent Preservation Area
PRAD	Degraded Areas Recovery Plan, in Portuguese, <i>Plano de Recuperação de Áreas Degradadas</i>
PRADA	Restoration Plan for Degraded or Altered Areas, in Portuguese, <i>Plano de Recomposição de Áreas Degradadas ou Alteradas</i>



SICAR	National Rural Environmental Registration System, in Portuguese, <i>Sistema Nacional de Cadastro Ambiental Rural</i>
SIGEF	Land Management System, in Portuguese, <i>Sistema de Gestão Fundiária</i>
SPU	Secretariat of Union Heritage, in Portuguese, <i>Secretaria do Patrimônio da União</i>
TAC	Terms of Conduct Adjustment, in Portuguese, <i>Termos de Ajustamento de Conduta</i>
TBS	Technology-Based Solutions
VVB	Validation/ Verification Body



LIST OF PROGRAMS

Certification Program
Methodologies Program
Assets Program



LIST OF SUPPORTING DOCUMENTS

NAME	PROGRAM
Definitions	All

TABLE OF CONTENTS

1. INTRODUCTION	10
2. OBJECTIVE	10
3. LAND TENURE COMPLIANCE SEALS FOR NBS PROJECTS	11
3.1. Seals Categories	11
3.2. Progression Rules	11
3.3. Commercial Advantages of the Seals	12
3.4. Criteria for Losses or Downgrades	12
4. THE CERTIFICATION PROCESS AND LAND TENURE COMPLIANCE ANALYSES	13
5. LAND TENURE COMPLIANCE IN NBS PROJECT VALIDATION	14
5.1. Mandatory Documentation by Property Type	14
5.1.1. Private Properties	14
5.1.2. Public Properties	17
5.2. Mandatory Geographic Information	19
5.3. Additional Land Tenure Compliance Criteria	21
5.3.1. Overlap Analysis	21
5.3.2. Land Use History (last 15 years)	22
5.4. Land Tenure Information Validation Flow	22
6. LAND TENURE COMPLIANCE IN NBS PROJECT VERIFICATION	23
6.1. Land Documentation for Periodic Verification	23
6.1.1. Private Properties	23
6.1.2. Public Properties	25
6.2. Additional Monitoring Criteria	27
6.2.1. Analysis of New Overlaps	27
6.2.2. Ongoing Land Use Evaluation (Monitored Period)	27
6.3. Land Tenure Information Validation Flow	28
7. REFERENCES	28

1. INTRODUCTION

Land regularization is essential for the credibility and longevity of Nature-Based Solutions (NBS) projects in the carbon market. In the Tero Carbon Certification Program, ensuring land compliance is a crucial step in reducing legal and environmental risks.

This document has been developed to assist project developers in evaluating and structuring the land tenure aspects of their initiatives. It provides clear and objective technical guidelines, facilitating the understanding of the requirements for project validation and verification in the Agriculture, Forestry, and Other Land Uses (AFOLU) sector. Additionally, it serves as a support tool for identifying and mitigating land tenure challenges, contributing to the legal security and long-term viability of certified activities.

2. OBJECTIVE

This document aims to provide a technical tool to assist NBS project developers in evaluating, regularizing, and maintaining land tenure compliance within the Tero Carbon Certification Program. Additionally, it establishes the guidelines and requirements for obtaining, maintaining, and enforcing potential sanctions related to the Land Tenure Compliance Seals.

With this, the objective is to provide practical support for developers to ensure the necessary land regularization for project certification, guaranteeing legal security and transparency in the commercialization of carbon credits.

The specific objectives are:

- Support developers in identifying and mitigating land tenure risks, facilitating the land structuring of NBS projects;
- Establish clear rules for obtaining and maintaining the Tero Carbon Land Tenure Compliance Seals (Bronze, Silver, Gold);
- Define the mandatory documents required for the validation (pre-implementation) and verification (continuous monitoring) phases of NBS projects, categorized by property type (private and public); and

- Serve as a technical reference for developers, investors, and validation/verification bodies (VVBs), ensuring transparency and alignment with global carbon market requirements.

3. LAND TENURE COMPLIANCE SEALS FOR NBS PROJECTS

The Tero Carbon Land Tenure Compliance Seals were designed to provide a clear and objective indication of the degree of land tenure regularity of an NBS project over time. This seal system helps investors and carbon credit buyers assess the legal robustness of projects.

3.1. Seals Categories

CATEGORY	REQUIREMENTS
Bronze	One uninterrupted year of land tenure regularity after project validation
Talk	Three consecutive years of land tenure compliance without violations
Gold	Five consecutive years, or more, of land tenure compliance, in addition to good socio-environmental practices

3.2. Progression Rules

PROGRESSION	REQUIREMENTS
Bronze → Silver	Three annual audits with no land tenure non-compliances
Silver → Gold	Five consecutive years of land tenure compliance and adoption of good socio-environmental practices

3.3. Commercial Advantages of the Seals

The land tenure compliance seals can offer strategic benefits for NBS project developers, landowners, and asset holders, facilitating access to the market and increasing attractiveness to investors and carbon credit buyers.

CATEGORY	SUGGESTED COMMERCIAL ADVANTAGES
Bronze	Access to basic markets
Silver	Access to premium markets and reduced due diligence costs
Gold	Price premium, greater credibility and preference by international investors

3.4. Criteria for Losses or Downgrades

The maintenance of the seal is subject to the continuous observance of compliance rules. Depending on the severity of the irregularities, a project may be downgraded in category or lose the seal.

TYPE OF VIOLATION	EXAMPLES	ACTION
Severe	Land grabbing, document fraud, concealment of information	Immediate loss of seal and exclusion/ banishment from Tero Carbon for 5 years
Moderate	Delay in document renewal for more than 90 days, unreported changes to property boundaries, unattended complaints	Seal downgrade or temporary loss
Mild	Delay in delivery of monitoring documents, unintentional errors in vector files (<i>shapefiles</i>)	Seal suspension for 90 days

4. THE CERTIFICATION PROCESS AND LAND TENURE COMPLIANCE ANALYSES

The certification process of a project in Tero Carbon follows a sequential flow of macro activities, as illustrated in Figure 1, with indications of the stages where land tenure analysis takes place.

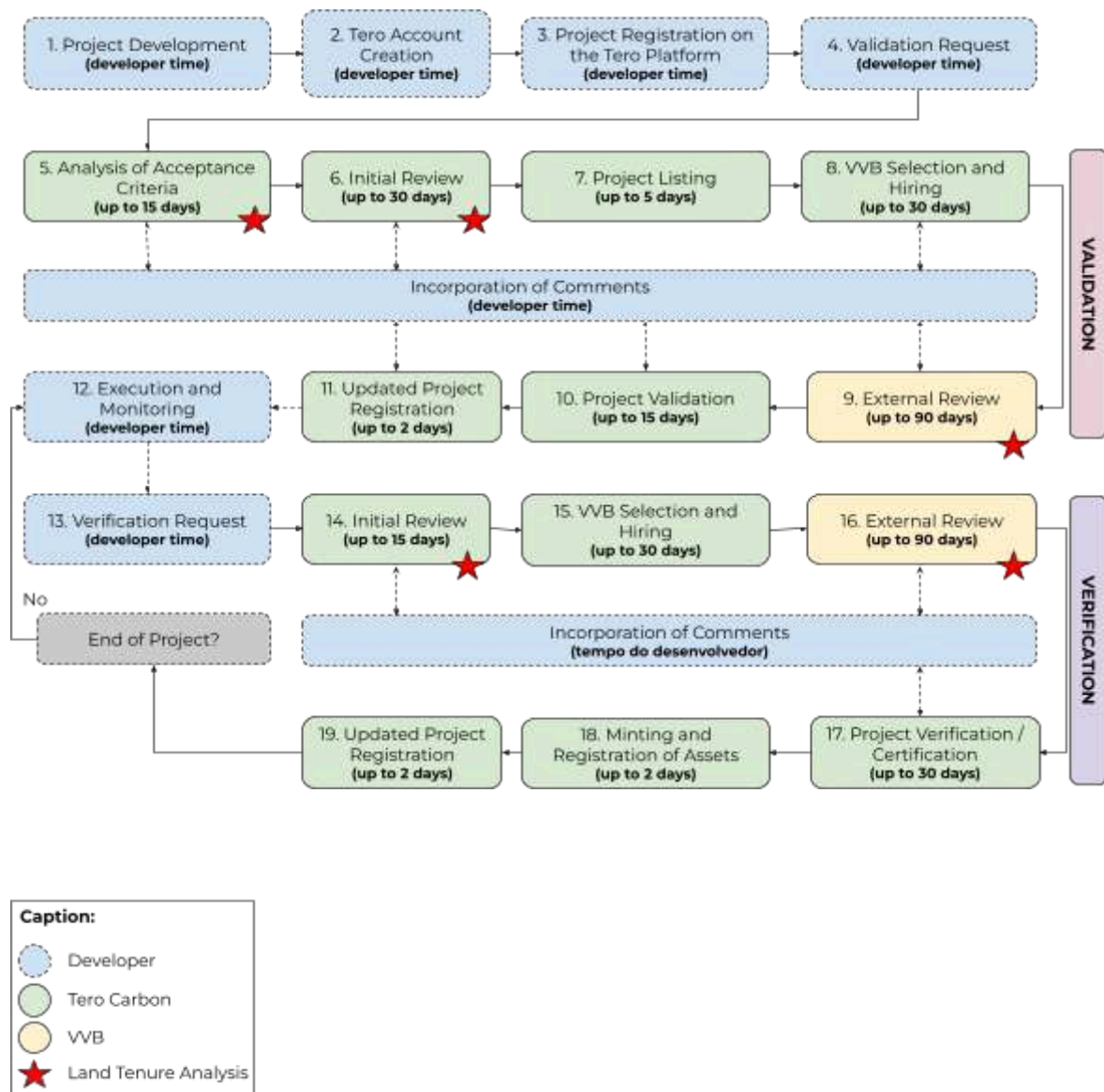


Figure 1: Flowchart of the steps and processes required for project certification at Tero Carbon with indication of land tenure analysis.

As presented in the Tero Carbon Certification Program, the certification process for NBS projects follows two main stages:

- **Validation:** Initial analysis of land tenure documents and independent audit to ensure the project's eligibility.
- **Verification:** Periodic audit of the project's land tenure status, ensuring that the criteria are continuously met.

5. LAND TENURE COMPLIANCE IN NBS PROJECT VALIDATION

Land tenure compliance is a fundamental requirement for the viability and credibility of Nature-Based Solutions (NBS) projects in Brazil. In this context, unequivocal proof of ownership and land tenure regularity is essential to mitigate legal, environmental, and reputational risks. Aware of these challenges, Tero Carbon establishes rigorous criteria to ensure that projects not only comply with Brazilian legislation but also meet international integrity standards.

To obtain initial certification, projects must submit documentation proving the legality of land ownership or possession.

5.1. Mandatory Documentation by Property Type

5.1.1. Private Properties

The regularization of private properties requires proof of ownership history, as well as fiscal and environmental compliance.

Table 1. Proof of ownership or possession.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Final Title	Document proving property ownership	State Land Institute or INCRA	ITERPA or INCRA
Complete Ownership Chain	Full history of property transfers (also known as "soul")	Property Registry Office	Contact your local registry office

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Acquisition Title (if the owner is not the original one)	Document proving the legal acquisition of the property	Property Registry Office	Contact your local registry office

Table 2. Certificates.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
CCIR (Rural Property Registration Certificate)	Registration of the rural property with INCRA	INCRA/SIGEF	SIGEF

Table 3. Certificates.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Updated Property Registration Certificate (Full or Narrative Version)	Certificate issued within the last 6 months, containing at least 15 years of ownership history	Land Registry Office	Contact your local registry office
Encumbrance Certificate (Negative Lien Certificate)	Indicates whether there are any encumbrances on the property		
Certificate of Real and Personal Reipersecutory Actions	Indicates whether there are any real or personal legal actions affecting the property		
Certificate of Ownership Legitimacy	Confirms valid ownership of the property	State Land Institute	ITERPA
Negative Rural Land Tax (ITR) Certificate	Proves the settlement of the Rural Land Tax	Federal Revenue Service	Federal Revenue Service

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Negative Environmental Certificate	Declares the absence of environmental fines and/or legal proceedings	State and Municipal Environmental Agencies	Contact local environmental departments

Table 4. Declarations.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
ITR Declaration	Proof of the last Rural Land Tax declaration	Federal Revenue Service	Federal Revenue Service
CAR (Rural Environmental Registry)	Updated status, without pending issues or overlaps (ideally already approved by the regional environmental agency)	SICAR (Federal)	SICAR Systems
Macro-zoning of the rural property	Identification and delimitation of the different environmental zones within the rural property (APP, ARL, AUM)	SICAR (Federal)	SICAR Systems

Table 5. Others (Supplementary, Non-Mandatory).

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Terms of Conduct Adjustment (TACs)	Agreement for environmental regularization (mandatory submission if applicable)	Public Prosecutor's Office and/or Regional Environmental Agency	Varies by state
PRAD/PRADA	Approved Degraded Areas Recovery Plan	Regional Environmental Agencies	Varies by state
Lease/Lending Agreement	Formal authorization for use of private property	Involved Parties	N/A

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Bank Financing Agreement	Document proving that the property is subject to a bank loan or financing agreement	Financial Institutions	Varies by institution
Environmental Licensing	Required for activities such as forest management or other land uses	Regional Environmental Agencies	Varies by state
Third Party Certificates (FSC, Organic)	Proof of previous sustainable practices	Certification Organizations	Ex. FSC Brazil

Checklist for Private Properties:

- Authenticated Final Title;
- Ownership Chain covering at least the last 15 years;
- Authenticated Acquisition Title (if the owner is not the original);
- Updated Property Registration Certificate (Full or Narrative Version) (≤ 6 months);
- Valid CCIR;
- Updated Certificate of Ownership Legitimacy (≤ 6 months);
- Certificate of Real and Personal Reipersecutory Actions;
- Negative Certificates (ITR, Encumbrances, Environmental);
- Proof of the latest Rural Land Tax (ITR) declaration;
- Active CAR with no pending issues (≤ 3 months);
- Updated Macro-zoning of the rural property (≤ 3 months); and
- Valid supplementary documents, if applicable (TACs, PRAD/PRADA, Contracts, Bank Financing Agreement, Licenses, Third-Party Certifications, etc.).

5.1.2. Public Properties

Projects in Public Areas Require Specific Authorizations and Proof of Compliance with Sustainable Use Policies.

Table 6. Authorizations.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Concession of Real Use Right (CDRU)	Authorization for sustainable use of public lands	SPU or managing agency (e.g., ICMBio)	SPU

Table 7. Certificates.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
CCIR (Rural Property Registration Certificate)	Registration of rural property with INCRA	INCRA/SIGEF	SIGEF

Table 8. Certificates.

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Negative Certificate of Property Debt	Confirms the absence of financial pending issues with the Secretariat of Union Heritage	SPU	SPU
Certificate of Property Status	Certifies the current status of the property regarding occupancy		
Non-Expropriation Certificate	Confirms absence of expropriation processes	Municipalities/ State Governments	Varies by location
Negative Environmental Certificate	Declares absence of environmental fines or legal proceedings	State and Municipal Environmental Agencies	Contact local secretariats

Table 9. Others (Supplementary, Not-Mandatory).

DOCUMENT	DESCRIPTION	WHO ISSUES	EXAMPLE LINK
Terms of Conduct Adjustment (TACs)	Agreement for environmental regularization (mandatory if applicable)	Public Prosecutor's Office or environmental agency	Varies by state
PRAD/PRADA	Approved Degraded Area Recovery Plan	State Environmental Agency	Varies by state
Lease/ Commodatum Agreement	Approved Degraded Area Recovery Plan	Managing public entity (e.g. ICMBio)	ICMBio
Environmental Licensing	Required for activities such as forest management or other land uses	State Environmental Agency	Varies by state
Third-Party Certifications (FSC, Organic, etc.)	Proof of prior sustainable practices	Certification Organizations	Ex. FSC Brazil

Checklist for Public Properties:

- Valid CDRU or Use Contract;
- Negative Expropriation Certificate (all three government levels);
- Certificate of Property Status
- Negative Debt Certificates (CNDs);
- Valid CCIR; and
- Valid Supplementary Documents, if applicable (TACs, PRAD/PRADA, Contracts, Environmental Licensing, Good Practices Certifications).

5.2. Mandatory Geographic Information

Mandatory geographic information is essential to ensure transparency, accuracy, and integrity in NBS carbon projects. Data such as central

coordinates, detailed vector files (Shapefiles), and land use history allow for the clear identification of property boundaries, preventing overlaps with protected areas (Indigenous Lands, Conservation Units, etc.) or land tenure conflicts. Additionally, these data facilitate continuous monitoring of Legal Reserves (RL) and Permanent Preservation Areas (APP), ensuring compliance with the Forest Code and the permanence of carbon stocks.

Geographic traceability is also crucial for independent audits and the validation of credits in the international market, where investors require technical proof and compliance with strict standards. Without this information, projects face risks such as legal disputes, credit invalidation, and loss of credibility, which can compromise both environmental outcomes and financial returns.

Table 10. Geographic Requirements.

ITEM	DESCRIPTION	FORMAT/DETAILS
Central Coordinate	Latitude and longitude of the property's geographic center	Coordinate system: SIRGAS 2000 and WGS84
Vertex Coordinates	Latitude and longitude of each vertex of the polygons used in the project	
Vertorial Files (<i>Shapefile</i>)	Georeferenced file containing: Property Boundary (LI); Legal Reserve (RL); Permanent Preservation Area (APP); Project Area (PA); Relevant Hydrography (rivers, springs)	Formats: .shp, .dbf, .shx, .prj (SIRGAS 2000), .kml/kmz (World Geodetic System WGS84-Google Maps)
Land Use History Maps (Property and Surroundings)	Georeferenced map image (15 years) with a visual representation of the boundaries mentioned above (rural property) and surroundings. Recommended sources: MapBiomass, INPE, or platforms with auditable data.	Format: GeoTIFF or georeferenced PNG - SIRGAS 2000 (minimum resolution of 30m/pixel - LandSat)

Geographic Information Checklist:

- Central coordinate of the rural property (SIRGAS 2000 and WGS84);
- Vertex coordinates of all project areas (SIRGAS 2000 and WGS84);
- Vector files (Shapefile) with LI, RL, APP, PA, and hydrography (SIRGAS 2000) of the property;
- Images (maps) showing the land use history (last 15 years) in a georeferenced format for the property and its surroundings; and
- Compatibility with Google Earth (KML/KMZ).

5.3. Additional Land Tenure Compliance Criteria

In addition to the documentation required during the validation phases, certain additional criteria must be observed to ensure that the project complies with best land tenure and environmental practices. These criteria complement the basic requirements and provide an extra layer of legal and environmental security for projects certified by Tero Carbon.

5.3.1. Overlap Analysis

Overlap analysis is a critical step in preventing land tenure conflicts and ensuring that the project does not encroach upon protected areas or third-party territories. A project is only eligible if no overlaps are identified.

The use of geospatial tools enables the detection and correction of potential irregularities before certification. For this purpose, the CAR (Rural Environmental Registry) will be analyzed to confirm no overlaps with:

- Indigenous Lands (Law nº 6,001/1973);
- Conservation Units (SNUC - Law nº 9,985/2000);
- Quilombola Territories (Decree nº 4,887/2003);
- Rural settlements (INCRA);
- Registered carbon credit projects;
- Other private properties; and
- Mining processes at ANM.

5.3.2. Land Use History (last 15 years)

Assessment of land use history for at least the last 15 years is essential to ensure that the project area has not been subject to activities that could compromise its eligibility for certification. Past activities that compromise the project:

- Illegal mining;
- Deforestation in LR areas after 2008; and
- Any illegal or unlicensed activity.

Satellite image records and monitoring data of the rural property and its surroundings are essential for this verification. will be analyzed:

- Maps based on satellite images dating back at least 15 years, using official data (such as MapBiomass and INPE), to represent the area of the property and its surroundings; and
- Proof of absence of illegal deforestation post-2008.

5.4. Land Tenure Information Validation Flow

The flow of land information validation follows a structured process to ensure that all requirements are met in a rigorous and transparent manner. This methodology allows for a detailed assessment of the land regularity of projects from the initial phase to periodic verification. The step-by-step process includes:

1. **Pre-Analysis:** Initial documentation verification.
2. **Due Diligence:** Analysis of overlaps and legal compliance.
3. **Auditorium (VVB):** Verification by an independent body.
4. **Validation:** Land tenure validation after approval.

6. LAND TENURE COMPLIANCE IN NBS PROJECT VERIFICATION

The monitoring phase of Nature-Based Solutions (NBS) carbon projects is not limited to the measurement of carbon stocks or the verification of environmental results. It is equally crucial to ensure the maintenance of land compliance throughout the project lifecycle. Land documents with limited validity, changes in legislation, or new territorial overlaps can compromise the project's continuity and the integrity of the credits generated.

To mitigate these risks, Tero Carbon requires that projects undergo periodic audits to ensure the continuous regularity of land documentation and the adequacy of geospatial records. This process strengthens the credibility of the carbon credits issued and ensures legal security for investors and other stakeholders.

6.1. Land Documentation for Periodic Verification

6.1.1. Private Properties

Documents with limited validity or subject to changes must be resubmitted at each monitoring cycle.

Table 11. Proof of property or possession maintenance.

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
Updated Property Registration Certificate (Full Text or Narrative)	Property registration certificate issued within the last 3 months	3 months	Property Registry Office

Table 12. Proof of absence of debts or liabilities.

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
ITR Negative Debt Certificate	Proves payment of the Rural Territorial Tax	6 months	Federal Revenue

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
Real Encumbrances Certificate (Negative of Pledge)	Absence of real encumbrances on the property	3 months	Property Registry Office
Certificate of Real and Personal Actions (Reipersecutory)	Absence of real or personal actions on the property	3 months	Property Registry Office
Environmental Negative Certificate	Declares absence of environmental fines or processes	1 year	State and Municipal Environmental Agencies

Table 13. Maintenance of CAR without liabilities.

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
CAR (Rural Environmental Registry)	Updated status, without liabilities or overlaps	3 months	SICAR (Federal)
Macro-zoning of the rural property	Updated status		

Table 14. Others (Supplementary, Non-Mandatory).

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
TAC/PRAD Compliance Report	Proof of environmental goal compliance	1 year	Environmental Agency or Public Prosecutor
Lease/ Comodato Agreement	Formal authorization for private property use	3 months	Involved Parties
Proof of Renewal of Financing Agreement	Renewal, if applicable	3 months	Financial institution

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
Environmental Licensing	Renewal, if applicable	Varies by license	Competent Environmental Agency
Third Party Certificates (FSC, Organic)	Renewal, if applicable	Varies by license	Certification Organizations

Checklist for Private Properties:

- Updated Property Registration Certificate (Full Content or Narrative) (≤ 3 months);
- Negative Certificate of ITR Debts (≤ 6 months);
- Certificate of Real Encumbrances / Negative Pledge Certificate (≤ 3 months);
- Certificate of Real and Personal Reipersecutory Actions (≤ 3 months);
- Negative Environmental Certificate (≤ 1 year);
- CAR with no new pending issues (≤ 3 months);
- Macro-zoning of the rural property updated (≤ 3 months);
- Compliance Report for TAC/PRAD (≤ 1 year, if applicable);
- Various Renewals: Maintenance of Lease/Commodatum Agreement, Proof of Financing Agreement Renewal (≤ 3 months, if applicable);
- Renewal of Environmental Licenses (if applicable); and
- Renewal of Third-Party Certifications (if applicable).

6.1.2. Public Properties

The maintenance of authorizations and any contracts is essential for NBS projects on public lands.

Table 15. Proof of maintenance of use authorizations.

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
Real Right to Use Grant (CDRU)	Renewal or proof of contract validity	Varies by contract	SPU or managing agency (e.g., ICMBio)

Table 16. Proof of absence of debts or liabilities.

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
Certificate of No Expropriation	Certifies absence of expropriation processes	1 year	Federal, State, and Municipal Governments
Certificate of Property Situation	Certifies the current status of the property regarding its occupancy	1 year	Union Heritage Secretariat (SPU)
Negative Certificate of Property Asset Debts	Confirms the absence of pending issues with the SPU		
Negative Environmental Certificate	Declares absence of environmental fines or processes	1 year	Regional Environmental Agencies

Table 17. Others (Supplementary, Non-Mandatory).

DOCUMENT	DESCRIPTION	VALIDITY	WHO ISSUES
TAC/PRAD Compliance Report	Proof of Compliance with Environmental Goals	1 year	Environmental Agency or Public Prosecutor
Lease/ Comodato Agreement	Proof of renewal or contract validity	Varies by contract	Public managing entity
Environmental Licensing	Renewal, if applicable	Varies by license	Competent Environmental Agency
Third-Party Certifications (FSC, Organic)	Renewal, if applicable	Varies by certification	Certification Organizations

Checklist for Public Properties:

- CDRU or valid use contract;
- Negative Certificate of Expropriation (≤ 1 year);
- Negative Certificate of Property Asset Debts - SPU (≤ 1 year);

- Certificate of Property Situation - SPU (≤ 1 year);
- Renewed environmental licensing (if expired);
- TAC/PRAD compliance report (≤ 1 year);
- Maintenance of Lease/Commodatum Agreement (if applicable);
- Renewal of Environmental licenses (if applicable); and
- Renewal of Third-Party Certifications (if applicable).

6.2. Additional Monitoring Criteria

Maintaining land tenure compliance requires continuous checks to identify changes that might compromise the project's regularity. This process includes analyzing new territorial overlaps and monitoring the land use history to ensure that the project remains within the standards required by the Tero Carbon Certification Program.

6.2.1. Analysis of New Overlaps

Continuous geographic monitoring of project areas is important to detect and correct any new overlaps, especially with private properties. Through geospatial tools and updated databases, it is possible to verify if new land records or territorial changes impact the project's compliance. In this regard, the following is performed:

- CAR Review: Verification for new overlaps with:
 - Indigenous Lands;
 - Conservation Units;
 - Private Properties; and
 - Mining processes at ANM.
- Shapefile Update: Including changes in the property boundaries or project areas.

6.2.2. Ongoing Land Use Evaluation (Monitored Period)

After analyzing the historical land use, it is essential that monitoring continues annually to ensure that no changes occur that could compromise the project's compliance. The continuous update of

maps obtained through satellite imagery geoprocessing allows for the identification of deforestation, environmental degradation, or other changes that may impact certification. This annual monitoring measure ensures the permanence of carbon stocks and the credibility of the generated credits. This stage requires:

- Set of land use maps based on satellite images updated with the monitored period, using official data (such as MapBiomass and INPE);
- Proof of absence of illegal deforestation during the monitored period.

6.3. Land Tenure Information Validation Flow

In the verification phase, projects must demonstrate that they have maintained compliance over time by resubmitting updated documents periodically. The step-by-step process of this verification includes:

5. **Pre-Analysis:** Initial documentation verification.
6. **Due Diligence:** Analysis of overlaps and legal compliance.
7. **Auditorium (VVB):** Verification by an independent body, including on-site project verification (*in loco*).
8. **Validation:** Land tenure validation after approval.

7. REFERENCES

Brazilian Legislation and Standards

Forest Code (Law nº 12,651/2012). Regulates the protection of native vegetation and establishes the CAR (Rural Environmental Registry). Available at: [Planalto](#).

Decree No. 4,887/2003. Regulates the procedure for identification, recognition, delimitation, demarcation and titling of lands occupied by remnants of quilombo communities. Available at: [Planalto](#).

Decree No. 6,040/2007. Establishes the National Policy for the Sustainable Development of Traditional Peoples and Communities. Available at: [Planalto](#).

Land Statute (Law n° 4,504/1964). Defines Brazilian agricultural and land policy. Available at: [Planalto](#).

General Data Protection Law (LGPD – Law n° 13,709/2018). Regulates the processing of personal data. Available at: [Planalto](#).

Land Regularization Law (Law No. 13,465/2017). Provides for rural and urban land regularization. Available at: [Planalto](#).

SNUC – National System of Conservation Units (Law n° 9,985/2000). Defines criteria for creating and managing conservation units. Available at: [Planalto](#).

Websites and Platforms

National Mining Agency (ANM). Consultation on mining processes: [ANM](#).

IBAMA – Environmental Licensing. Information about assessments and processes: [IBAMA](#).

ICMBio – Conservation Units. Data on federal conservation units: [ICMBio](#).

INCRA – SIGEF System. CCIR issuance and consultation of rural properties: [SIGEF](#).

MapBiomas. Land use monitoring platform: [MapBiomas](#).

Prodes (INPE). Land use monitoring platform. [INPE/PRODES](#).

SPU – Secretariat of Union Heritage. Issuance of negative certificates: [SPU](#).

SICAR – National CAR System. Rural Environmental Registry: [SICAR](#).

International References

Paris Agreement (Article 6). Guidelines for carbon markets under the UNFCCC. Available at: [UNFCCC](#).

ICROA – Code of Best Practices. Integrity standards for carbon credits. Available at: [ICROA](#).

Guides and Technical Publications

Land Guide – Applied for Carbon Project Developers in Brazil. Published by Aliança Brasil NBS, this guide offers practical guidance on land regularization and territorial management for NBS projects. Available at: [Brazil NBS Alliance](#).



Tero Carbon

Tero Programs. Certification Programs, Methodologies and Registration and Use of Assets. Available at: [Tero Carbon](#).

Tero Methodologies. Published NBS and TBS methodologies. Available at: [Tero Carbon](#).



VERSION HISTORY

VERSION	DATE	NOTES
2.0	04/01/2025	Adjustment of name and layout to comply with the new standard.
1.1	03/13/2025	Update of land documentation for periodic verification.
1.0	02/10/2025	Initial version approved by Management and released for public consultation.