**Turneffe Atoll Land Tenure**

**August, 2011**

A decade ago, nearly all land on the Turneffe Atoll was National Land. This situation has changed dramatically over the past few years with 23%, or approximately 6,500 of Turneffe’s 27,739 acres of Mangrove and Littoral forest, now privately owned.

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| Turneffe Atoll Land & Mangrove Ownership |
|   | Acres | Percentage |
| National Land | 21,250 | 77% |
| Private Land | 6,489 | 23% |
| TOTAL | 27,739 | 100% |

Approximately 190 separate parcels on the Turneffe Atoll are now privately owned with an additional 19 surveyed but not yet recorded. The majority of private land ownership is on the Eastern seaward side of the atoll with approximately 150 of 190 (89%) of privately held parcels located in this area. The largest single parcel of privately owned land is 704 acres with a total of fourteen separate parcels larger than 100 acres in size. Many privately held properties are less than one acre in size.

Of Turneffe’s 190 registered land owners, only a small percentage have cleared or developed their land. Six locations have been developed for tourism with total acreage of approximately 200 acres. Four properties have been partially or fully developed for personal use this area comprises approximately 25 acres .

The largest titled area of anticipated tourism and residential development is located on the southern half of Blackbird Caye and encompasses about 1,500 acres, which includes an airstrip. The majority of Calabash Caye and large portions of Ropewalk Caye and Deadman’s Caye are now privately owned.

Several small cayes located on the Turneffe’s back-reef flats are privately owned as are several areas denoted by the Turneffe Atoll Coastal Advisory Committee as being “unique and special” areas.

Approximately 25 commercial fisherman’s camps are located throughout the atoll. Many fish camps are held as long term leases rather than owned property. Land Leases were not available for this analysis and are, therefore, not considered.