



Hamilton County Landbank Property Acquisition Application

Lot-to-Yard Program

APPLICANT INFORMATION

1. Applicant Name: _____

Contact person, if applicant is a company or non-profit: _____

Applicant Address: _____

E-mail: _____ Phone: _____

2. Which property are you applying for?

Address: _____

Parcel ID: _____

3. If your application is approved, what name(s) do you want on the deed?

APPLICANT ELIGIBILITY

In order to purchase property or take control of property for purposes of development or rehabilitation, an applicant must satisfy each of the following requirements. For purposes of this application, if the named applicant is an individual, then "Applicant" shall include the individual as well as any entity within which the applicant is a principal or a majority shareholder; if the Applicant is an entity, then "Applicant" shall include the entity as well as any individual that is a principal or majority shareholder of the entity.

4. By initialing each statement, the Applicant represents and warrants to the Hamilton County Land Reutilization Corporation that the corresponding statement is true and accurate:

A. The Applicant does not own any real property with outstanding orders for the violation of state and/or local property codes. Applicant Initials: _____

B. The Applicant does not have a history of owning real property in a chronic nuisance state, except if such state may be attributed solely to a prior owner. Applicant Initials: _____

C. The Applicant has not been the subject of criminal/civil prosecution for property maintenance code infractions within the last five years. Applicant Initials: _____

D. The Applicant does not own real property that is in a tax delinquent status. Applicant Initials: _____



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E. The Applicant was not the owner of real property on which any foreclosure filing has been commenced within the last five years. Applicant Initials: _____

F. The Applicant is a resident of Hamilton County or, alternatively, the Applicant has designated a local agent authorized to accept service of process on behalf of the Applicant. Applicant Initials: _____

G. If the Applicant is an entity, then the entity is properly registered with the State of Ohio. Applicant Initials: _____

5. Please list the address and/
or parcel numbers of all property in Hamilton County that the Applicant currently owns or has owned in the last three years:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

LOT TO YARD PROGRAM

Basic Disposition Requirements:

- A. The Applicant must own and reside in the house immediately adjacent to the property for which s/he is applying.
- B. The property must be vacant land or property targeted for demolition.
- C. The property must be on the HCLRC’s available properties list, available at <http://www.hamiltoncountylanbank.org>.
- D. If the subject property is in an area where we have a neighborhood-based development partner, then the project must generally be approved by the applicable partner. The Landbank will solicit input from the partner when making its decision.

General Terms of Sale:

- A. Purchase Price: This will be based off the Price shown on the Landbank’s website for each property. These prices were developed using market research as well as analysis of each property’s viability for redevelopment and considers the total investment made by the Landbank to date. A lower offer price will only be considered if the applicant can demonstrate how a price reduction would increase the beneficial economic impact of the proposed project. Adjacent owner-occupants may qualify for a lower purchase price.
- B. Redevelopment Terms: All purchasers are required to incorporate the vacant lot into the purchaser’s adjacent property. This may include installing a fence, landscaping the property, or seeding a lawn.
- C. After the transaction, Purchasers may not sell the vacant lot separate from the adjoining property.
- D. Maintenance: The purchaser must agree to maintain the lot attractively.

