

ST JOSEPH LAND BANK

PROPERTY PURCHASE APPLICATION

SIDE LOT PROGRAM

To purchase a residentially zoned Land Bank of St. Joseph owned vacant lot adjacent to property you already own and occupy, please complete this form and return it to the Land Bank of St. Joseph at the address listed at the end of the form. If you wish to purchase more than one property, use a separate application for each property.

There is a \$100.00 non-refundable application fee per each parcel for the first three properties. The application fee for 4 properties and more is \$400 for all applications during the year. Fees are payable by check or money order to: Land Bank of St. Joseph, MO.

CONTACT INFORMATION:

Name of applicant/LLC or Corp.: _____

Mailing Address: _____

City, State, Zip: _____

Daytime Phone: _____ Alternate Phone: _____

Email Address: _____

PROPERTY INFORMATION:

Parcel ID#: _____

Address _____

Current Zoning: _____ Proposed Zoning (if any): _____

OFFER: \$ _____

INTENT FOR THE PROPERTY:

To the best of my/our knowledge, the information provided in the application is true and in compliance with Land Bank of St. Joseph Policies and Procedures. I/we do not own other property that has delinquent taxes, unpaid special assessments, or un-remediated code violations and I/we am not delinquent in other taxes. I/we have not been convicted of crimes involving the sale of illegal drugs, prostitution, operating a nuisance business. I/we understand that the proposed use must be consistent with current zoning requirements or the property must be rezoned prior to the transfer. I/we understand that the Land Bank of St. Joseph staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing Land Bank of St. Joseph and neighborhood plans. The Land Bank of St Joseph and may place a lien on the property or enter into a development agreement with the purchaser(s) to guarantee that the proposed improvements/renovations are completed according to the Land Bank of St. Joseph standards.

You will be given a warranty deed with purchase. If desired, title insurance is the responsibility of the purchaser.

All property is sold **AS IS, WHERE IS**. I/we also understand that this form is a statement of interest only. Receiving it does not commit the Land Bank of St. Joseph to transfer property.

Signature of Applicant: _____ Date: _____

Signature of Co-applicant: _____ Date: _____

Please submit this application, a background check form, and the application fee to:

Land Bank of St Joseph Missouri
1100 Frederick Ave. Room 107
St Joseph, MO 64501
Phone: (816) 271-4827

Please allow at least 30 days for your application to be processed.

SIDE LOT PROGRAM

Qualified Properties: Residentially zoned parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following criteria:

1. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side.
2. The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development.

Transferees:

1. All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.
2. The transferee must not own any real property (including both the contiguous lot and all other property in St Joseph) that is subject to any un-remediated citation of violation of local codes and ordinances.
3. The transferee must not own any real property (including both the contiguous lot and all other property in St. Joseph) that is tax delinquent.
4. The transferee must not have been the prior owner of any real property in St. Joseph that was transferred to the Land Trust of Buchanan County as a result of tax foreclosure proceedings, unless the Land Bank of St. Joseph approves the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.

Pricing:

1. Parcels of property that are between 2,500 and 6,000 square feet in size may be purchased for twenty (20%) of their county assessed value or \$75.00, whichever is greater. Parcels greater than 6,000 square feet may be purchased for \$.08 per square foot (6,000 square feet = \$480).
2. Parcels of property that are less than 2,500 square feet, landlocked, or otherwise determined to be unusable property may be transferred for \$1.00

Additional Requirements:

1. As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot through replotting or other acceptable method, and not subject to subdivision or partition within a five-year period following the date of transfer. A reversionary provision will be included in the transfer documents to ensure this condition is satisfied.
2. The transferee must also agree to a legal review of the succession plan for the property to determine the need for a beneficiary deed to ensure the deed to the property can be transferred to a responsible party upon the death of the current owner. The objective is to ensure the property does not later become abandoned.

3. In the event that multiple adjacent property owners desire to acquire the same side lot, the lot shall be transferred to the highest bidder for the property.