



# Vacant Land Transfer Application

(For any land without a structure currently or after demolition)

## INSTRUCTIONS AND GUIDELINES

Please fill out and return this Application if you are interested in acquiring vacant land from the Lucas County Land Bank. Vacant land may be available for purchase from the Land Bank whether it is already a vacant lot or will become one after a blighted structure is demolished. This Application will not be processed if not completed in its entirety.

The Land Bank’s mission is to strengthen neighborhoods and preserve property values throughout Lucas County. If you are eligible to purchase vacant land from the Land Bank, you will be a part of a community effort to save our neighborhoods. We encourage all purchasers to make a real investment in the property – not only will it likely increase your property values, but it will help support neighborhoods in which everyone wants to live. Thank you for your interest.

## CONTACT INFORMATION

Name of Applicant: \_\_\_\_\_

Business Entity (if any): \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Fax # (optional): \_\_\_\_\_

Email address (optional): \_\_\_\_\_

## PROPERTY INFORMATION

Property address(es): \_\_\_\_\_

Parcel #(s): \_\_\_\_\_

Please describe the property in its existing condition:

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**Please Return this Application to:**  
Lucas County Land Bank, One Government Center, Ste. 580, Toledo, OH 43604  
Phone: 419-213-4293, Fax: 419-213-4249, Website: [www.lucascountylanbank.org](http://www.lucascountylanbank.org)

Are you applying for the property as (*choose one*):

- Adjacent Homeowner       Adjacent Landlord       Adjacent Business/Non-Profit

What is the address of your adjacent property?     Same as my mailing address above

Different mailing address: \_\_\_\_\_

Will a structure need to be demolished to make this vacant land?     Yes       No

**INTENDED USE FOR THIS VACANT LAND (*CHECK ALL THAT APPLY*)**

- Extension of yard                       Play Area  
 Gardening                                 Build a Shed or Garage  
 Community Garden                       Other: \_\_\_\_\_

*If you wish to build a major structure (a home or commercial building) on the vacant land, please contact the Land Bank at (419) 213-4293 before further completing this Application.*

Do you expect to invest any money to improve this vacant land? If so, please explain:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

About how much money would you expect to spend (*if any*): \$ \_\_\_\_\_

**ELIGIBILITY REVIEW**

Do you own multiple parcels of real estate in Lucas County? If so, please list all parcels and addresses, including those owned by any companies you control. You may attach additional pages if necessary.

<b>Parcel</b>	<b>Address</b>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

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Do you owe delinquent property taxes?

Yes       No

If yes, please explain:

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Have you ever been cited or appeared before a Judge for housing code violations?

Yes       No

If yes, please explain:

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Do you owe on delinquent water accounts with the City of Toledo Department of Public Utilities or any other Lucas County water and sewer utility (including any delinquent accounts in your name owed by your tenants)?

Yes       No

If yes, please explain:

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**PURCHASE OFFER**

\$\_\_\_\_\_ \$100 (up to 2 parcels); \$100 per additional parcel \*\*

\*\* Cost may be up to \$300 due to rules imposed by the Neighborhood Initiative Program demolition grant

*Please send NO money with this Application. The Land Bank reserves the right to offer vacant land for its fair market value which may be higher than the prices listed above. Please review the Important Details and Next Steps on Page 4.*

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## **APPLICANT COMMITMENT**

I have reviewed the Land Bank's Policies and Procedures (posted at [LucasCountyLandBank.org](http://LucasCountyLandBank.org)) and represent that the proposed vacant land transfer complies with the Policies and Procedures. I understand that, usually, the Land Bank staff will review and process this Application within 30 days of receipt.

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Signature of Applicant

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Date

## **IMPORTANT DETAILS AND NEXT STEPS**

The Land Bank's Policies and Procedures allow every qualified adjacent owner the opportunity to apply for this vacant land. This means this Application does not guarantee you can purchase the entire lot or any percentage. The Land Bank does NOT operate on a first-come, first-serve basis.

Every other adjacent owner will be expected to submit a completed Application no later than 30 days after being notified by the Land Bank of the opportunity (if not already aware). Just like you, other adjacent owners must comply with all of the Land Bank's policies to be qualified.

After all potential applicants have been notified of the vacant land opportunity, you may be contacted by the Land Bank to enter into a purchase agreement for the land. This usually happens about 45 days after you submit this Application.

You may be asked to sign a purchase agreement before the Land Bank owns the property. But the Land Bank will take no money for the sale until after the Land Bank takes possession and is ready to sell the vacant land to you. The purchase agreement will obligate you to take ownership of the land once the Land Bank takes possession. Please do not submit this application until you are ready to become the new owner of this vacant land.

If there is more than one qualified applicant for this vacant land, the Land Bank will require the parcel to be split and shared among adjacent owners. The Land Bank reserves the right to require purchasers of the vacant land to share in the costs of a survey to split the land. This means you could be asked to pay more than the prices listed above.

If you are the only qualified applicant for the vacant land, you may be permitted to purchase the entire property. The purchase price for the vacant land will stay the same no matter how much land you are eligible to purchase.

**If you have questions about your Application or these Policies & Procedures, please contact the Land Bank at (419) 213-4293 or visit the "Contact Us" page at [www.LucasCountyLandBank.org](http://www.LucasCountyLandBank.org)**

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