



Land Bank Property Acquisition Program

Approved 7/27/2015

The City of Barberton has numerous vacant lots for sale with certain restrictions. These lots, located throughout city neighborhoods, allow adjacent owners to increase the size of their home lot (often substandard under today's regulations) or may be sold to developers for new home construction. The sale of these lots releases the property from City maintenance, while returning the property to a tax-generating status. The vacant lots available for sale may have been acquired since 9/1/2012 under the Community Development Program or the Land Reutilization Program (property acquired by the City of Barberton that was foreclosed because of non-payment of taxes). The City of Barberton evaluates each lot to determine the best use of the lot for three purposes;

- 1) Storm Water/Flood Mitigation
- 2) Economic Development
- 3) Lessening of Building Density.

The City of Barberton Reserves the right to retain properties in the Land Bank for future development not all parcels are available for sale.

Vacant lots are defined under two (2) categories, Unbuildable or Buildable:

Unbuildable Parcel - lot having less than a 50-ft frontage and a total lot size less than 6,000 sq.ft.

Buildable Parcel – a lot having a minimum of 50-foot frontage and a lot size of greater than 6,000 sq. ft. These lots are offered to private developers, private individuals & nonprofit groups (ie.Habitat for Humanity) for new home construction prior to being offered to adjacent landowners. To be eligible for this program, purchaser must submit building plans for review prior to sale and construction must start within three months of purchase.

Unbuildable Parcel

All lot sales of an unbuildable parcel are subject to the following policy:

1. Unbuildable lots located between two (2) existing structures will be offered half each to the adjoining property owners. If either party declines, the entire parcel will be offered to the other.
2. If both adjoining property owners decline, the lot may be offered to the rear-abutting property owner. If none of the abutting property owners purchase the lot, it may be offered to any nearby property owner.
3. Lots purchased for addition to existing developed properties will be sold with deed restrictions prohibiting construction of additional dwelling units and limiting usage to ancillary facilities or building additions. The applicant must obtain all necessary permits from the City before erecting structures on the property (e.g., garage, fence etc.).
4. The applicant's property must be occupied and maintained in a decent, safe, and sanitary manner.
5. Properties zoned other than residential must be brought to the Barberton Planning Commission on an individual basis for approval.
6. Situations not herein defined or deemed to be unusual will be resolved at the discretion of the City of Barberton Land Bank Committee, City Administration and The Department of Planning & Community Development.
7. The **sale price** for an unbuildable parcel that was acquired through the Community Development Program or the Land Reutilization Program shall be **\$0.15 (15¢) per square foot**. The purchaser will **ALSO** be responsible for all expenses incurred by the City of Barberton to acquire the property, all closing costs and recording fees.

Buildable Parcel

All lot sales of a buildable parcel are subject to the following policy:

1. City of Barberton will evaluate each lot to determine the best use of the lot with preference given to residential and economic development activities.
2. Situations not herein defined or deemed to be unusual will be resolved at the discretion of the City of Barberton Land Bank Committee, City of Barberton Administration and The Department of Planning & Community Development.
3. Applicant must obtain all necessary permits from the City before erecting structures on the property.
4. New construction shall be submitted for design approval to The Barberton Building Department & Barberton Planning Department. All construction shall comply with the City of Barberton Development Code, State Building Regulations and Zoning Regulations.
5. Construction to commence **within 90 days upon taking title**. Completion shall **occur within twelve months of that date**. If at such time the applicant fails to complete construction, the title to the property together with all improvements made or erected shall automatically be forfeited and revert to and vest in City of Barberton, which shall have the right to re-enter and take possession of the property. Extension may be granted upon written request from the applicant.
8. The **sale price** for a buildable parcel shall be **\$0.75 (75¢) per square foot or a minimum of \$4,500 and shall NOT exceed \$10,000.00**. The purchaser will **ALSO** be responsible for all expenses incurred by the City of Barberton to acquire the property, all closing costs and recording fees.