

## **CITY OF MIDDLETOWN VACANT LOTS FOR SALE**

The City of Middletown is interested in eliminating many of the vacant lots that resulted from demolishing buildings that were blighting our neighborhoods. As required by Ohio Revised Code §5722.07, vacant lots owned by the City of Middletown must be sold at fair market value. If you have interest in a vacant within the City of Middletown you must meet the eligibility requirements listed below. You may purchase the lot for the higher of:

1. \$500.00; or,
2. Cost incurred by the City, but not reimbursed, to main the property for the prior 2 year period.

### **ELIGIBILITY REQUIREMENTS:**

1. Disposition must be to an adjacent (either on the side, front or rear) property owner or non-profit agency. You must own and occupy the property or property may be occupied by an immediate relative (no more than two units per structure) that is adjacent to the vacant lot (on the side, front or rear); (or be a 501(C)(3) organization willing to improve a property as a community garden or beautification project for a minimum of one year). Priority will be given to adjacent property owners who occupy their property.
2. Requester shall not have delinquent fees or taxes owed to the City. Requester shall be current on water utility bills on all properties currently owned. Requester shall not have outstanding civil penalties, building inspection violations, zoning violations, code enforcement violations or health department violations; nor any frequent calls/visits by MPD on any property currently owned.
3. Proposed use, for requested property, must be consistent with current building and zoning regulations. Based on the parcel(s) square footage and/or terrain, the lot may not meet the City's current Building Inspection standards and Zoning standards for structures. Zoning Department (513-425-7947) and Building Inspection Department (513-425-7973). All the information for these departments can be viewed on the City's website [www.cityofmiddletown.org](http://www.cityofmiddletown.org).
5. Transfer of requested parcel(s) must be in compliance with the City of Middletown Housing Plan as adopted by Council. The City maintains sole right to determine compliance with its Housing Plan.

### **PROCESS TO PURCHASE PROPERTY**

1. If you meet the eligibility requirements above then you must complete and submit the Application for Vacant Lot Purchase (attached).
2. Once the Office of Administrative Services receives your application, it will confirm with each department that you meet the criteria stated above and are eligible under the program.

3. The City will certify that you are not responsible for any outstanding taxes, water or sewage bills.
4. After the application has been approved, the Agreement to Purchase must be approved by the Middletown City Council.
5. Deeds will be prepared by legal counsel and will contain deed restrictions, including, but not limited to a restriction that a vacant lot may not be resold without written approval from the City for a period of five (5) years from the closing date unless sold in conjunction with Purchasers existing lot.
6. Upon closing, the purchaser will be responsible for all closing costs, including recording fees. The City will not provide title insurance to the purchaser. The purchaser may independently purchase title insurance through a title company.

**PLEASE NOTE:**

All property sales must be authorized by and are subject to approval by Middletown City Council.

The City reserves the right to condition the sale on the buyer's acceptance of any deed restrictions currently in place.

The City reserves the right to require that adjacent lots be combined into one lot within the Deed conveying the property.

The City reserves the right to accept or reject any and all offers for purchase.

All personal information submitted to the City of Middletown are subject to Ohio Public Records Law.

Should property transfers exceed \$1,000; the City will only accept a bank check or other type of payment with guaranteed funds such as a cashier's check, certified check, money order, or title company escrow account check.