

## **CASGED Side Yard Program (approved December 1, 2020)**

\*CASGED will operate a program designed to assist neighbors in acquiring vacant lots for less than market price where CASGED owns an abutting parcel.

\*Prospective buyers must complete the application.

\*Applicant's property must be owner-occupied and cannot exceed 2 units.

\*Applicant's property must directly border (either on the side, front or rear) the vacant lot.

\*No property currently owned by applicant can have open PLI violations or tax/PWSA arrearages.

\*If the applicant has arrearages on current property/ies but is participating in an approved payment plan with Jordan Tax Services, applicant can submit verification of compliance to have their application considered.

\*Proposed improvements must be for residential use, must comply with current zoning ordinances, and cannot require variances or special exemptions. End use must adhere to the spirit of the Side Yard Program (ie garden, parking pad, patio).

\*Once purchased, the lot becomes a permanent side yard to the adjoining property and cannot be sold separately from adjacent property.

\*No freestanding dwellings can be built on the side yard.

\*Prospective side yards must be vacant lots currently owned by CASGED. Neighbors can propose tax delinquent parcels for future T-sales.

\*Before approving the application, CASGED will verify eligibility using the County Real Estate site, relevant government sites and departments, JTS, and documentation provided by the applicant. The task of verifying eligibility will fall to a board member selected by the Treasurer.

\*If the application is approved, CASGED will determine the sale price based on the following formula: CASGED expenses plus \$250.

\*If the applicant agrees to the purchase price, the parties will enter into a side yard sales agreement. \$200 hand money will be required at this signing.

\*Applicant will be responsible for any closing costs and fees.

\*Applications are considered on first-come, first-served basis.

\*If two or more eligible neighbors are interested in the same parcel, parties must submit bids. Prospective buyers can submit additional items for consideration as part of their bid. The board will evaluate bids and determine the winner by simple majority vote.

\*This policy can be modified by simple majority vote.