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REDEVELOPMENT AUTHORITY OF LAWRENCE COUNTY

LAWRENCE COUNTY GOVERNMENT CENTER
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SIDE YARD APPLICATION

The Redevelopment Authority of Lawrence County (RALC) Side Yard Program allows qualified applicants to acquire vacant lots owned by the RALC. Applicants *must* meet the eligibility requirements listed below to be considered. **This form is a statement of interest only**. Receipt of application **does not** commit the Redevelopment Authority to transfer property. **Application will not be processed unless completed in its entirety and the entire fee and recording fees are paid in full.** The Redevelopment Authority reserves the right to reject any application. If the Redevelopment Authority receives two or more applications for the same property, the final decision to transfer property to any applicant rests in the sole discretion of the RALC. The Redevelopment Authority transfers property by quit claim deed. Title insurance, if desired, is the responsibility of the applicant/purchaser.

Basic Eligibility Requirements

Please closely review the requirements below and check the boxes indicating that your application meets all requirements.

The Applicant must live in, and own, as his/her primary residence, a property adjacent to the	
Redevelopment Authority of Lawrence County lot.	
The Applicant <i>must</i> be in compliance with all local building and land use regulations for their primary	
residence and other properties he or she owns in Lawrence County.	
The Applicant must be current on all real estate taxes and assessments for their primary residence and	
must be current on real estate taxes and assessments for other properties he or she owns in Lawrence	
County.	
The Applicant <i>must not</i> have any liens or judgements against them that have not been satisfied.	
☐ The Applicant is not a prior owner of any real property in Lawrence County that was transferred as the	
result of tax foreclosure proceedings.	
The lot must be vacant and unimproved real property with no structures, unless approved by the	
Redevelopment Authority of Lawrence County.	
The Applicant <i>must</i> be able to maintain the lot in accordance with all local building, housing, and zoning	
codes.	

The foregoing eligibility requirements are guidelines and may be waived or modified as determined by the Redevelopment Authority of Lawrence County to accommodate unique circumstances. This may include non-occupant owners and nonadjacent Applicants.

Signature Required

Co	County Side Yard Program. By signing, I certify th	at I have met the basic eligibility requirements.	
Āŗ	applicant's signature	Date	
Please fill out all sections completely and return to		: Redevelopment Authority of Lawrence County c/o: Planning Attention: Side Yard Program 430 Court Street New Castle, PA 16101	
K	<i>Yey Considerations</i>		
 2. 3. 4. 6. 7. 	a letter to the municipality notifying of the reposition to submit comments on the transfer of the probability. b. Once the application and payment are received the application to the Assessment office for the transfer application and payment will receive prior. The RALC Side Yard Program operates on a first-complete application and payment will receive prior. Once the application has been approved and the lot have will work together to close the transaction. The RALC maintains the right to condition the transferretions may be included in the deed to ensure property to maintain the property, the RALC may exercise its once the property is transferred, the owner must main be transferred within that time, a fee of 15% of the second comments.	ed, the Redevelopment Authority of Lawrence County will submit pository transfer. The municipality will have five (5) business days operty. ed, the Redevelopment Authority of Lawrence County will forward heir review. come, first-served basis. The first qualified Applicant to submit a rity consideration. has passed the RALC's inspection process, the RALC and the buyer hasfer of title on the buyer's acceptance of certain deed restrictions. properties are maintained in an agreed-upon way. If the buyer fails is discretion and take back title to the property. Intain ownership for a minimum of one (1) year. Should the property sale price shall be returned to the RALC. ots suitable for redevelopment, or multiple lots, may vary in price). Redevelopment Authority of Lawrence County. e complete.	
<i></i>	(Applicant's Initials)	n the Key Considerations section above.	
In	ntended Use		
	Side yard Expansion Brief Description of use and planned improvements	::	
	*Please note that if you intend to develop/use the property, you ordinances.	u must abide by all local land development, zoning and building permit	

Address of Property/Lot being requested:

Permanent Parcel Number: _____-

Homeowner Information If you are the co-owner of the home, please list all other names on the title to your home: Applicant Name: First M.I. Last Co -Applicant Name: First M.I. Last Address (cannot be P.O. Box): City, State, Zip: Phone: (where you can be reached between 8 am and 4 pm, weekdays): Email address: Phone (other): Please note that all personal information submitted to the Redevelopment Authority of Lawrence County is confidential, to the extent permitted by law. Signature (REQUIRED) By signing below, the Applicant hereby certifies that the information provided herein is correct and true to the best of their knowledge and that Applicant agrees to maintain the lot requested in accordance with all local ordinances and relevant laws. Falsifying or deliberately omitting any information regarding this application may result in immediate termination from the program, and/or the Redevelopment Authority of Lawrence County seeking remedies available under law. By receiving this application, I understand that the RALC does not commit to transferring said lot and that this Application is a statement of interest only. **Applicant's Signature Printed Name** Date **Co-Applicant's Signature Printed Name** Date **Title for Deed:** (The name (s) you want to appear on the deed) IT IS VERY IMPORTANT THAT YOU PRINT CLEARLY AS CHANGES CANNOT BE MADE ONCE THE DEED HAS BEEN RECORDED

RECORDING FEES PAID AT TIME OF APPLICATION

Deed Recording - \$86.75 + \$20.00 for each Parcel ID#

• Realty Transfer Tax: 2% Transfer Tax (1% State and 1% Local)

• If Exempt - \$2.00 for Statement of Value form

Return of Deed - \$2.00

• If the deed is more than four pages, each additional page will be \$2.00.

CERTIFICATE OF RESIDENCE

I HEREBY CERTIFY that the precise residence	of the Grantee herein is
WITNESS my hand this day of	, 20
Grantee	