

Side Lot Disposition Program

Individual parcels of property may be acquired by the Benzie County Land Bank, and transferred to individuals in accordance with the following policies. The transfer of any given parcel of property in the Side Lot Disposition Program is subject to override by higher priorities as established by the Land Bank.

Side Lot Disposition Policies

Parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:

- The property shall be vacant unimproved real property except for outbuildings, wells and septic tanks that the Land Bank deems of value to the property.
- The property shall be less than 1 acre in size.
- The property shall be physically contiguous to adjacent occupied (owner) residential property with not less than a 75% common boundary line on one side (left or right).
- Initial priority shall be given to the disposition of properties of insufficient size to permit independent development.
- No more than one lot may be transferred per contiguous lot.
- Intended use for lot must be disclosed in the application.

Transferees

- All transferees must hold title on the contiguous property. Priority is given to Transferees who personally occupy the contiguous property.
- The transferee must not own any real property (including both the contiguous lot and all other property within the county) that is subject to any un-remediated citation or violation of the state and local codes and ordinances.
- The transferee must not own any real property (including both the contiguous lot and all other property in the county) that is tax delinquent.
- The transferee must not have been the prior owner of any real property in that was transferred to the Treasurer or to a local, state, or federal government as a result of tax foreclosure proceedings.
- All other land transfer policies apply.

Pricing

Parcels of property will be transferred for a minimum of \$25. Title insurance is not included as part of the Project Costs.

Additional Requirements

- In the event that multiple adjacent property owners desire to acquire the same side-lot, the lot shall be transferred to the property owner who has the largest percentage of common boundary line with the subject side lot.
- In the event that multiple adjacent property owners (with the same percentage of common boundary line) desire to acquire the same side lot, the lot shall be transferred to the highest bidder for the property.
- In the event that a contiguous property needs land for a driveway or other local code compliance issues this subsection will rule.
- The land bank must disclose that the side lot property cannot be combined for a minimum of 5 years after the purchase in the quit claim deed.

Approved