

IMPORTANT INFORMATION FOR ALL LAND BANK APPLICANTS

The purpose of the Huntington Urban Renewal Authority's (HURA) Land Reutilization Program commonly referred to as the "Land Bank Program"; is to acquire vacant and abandoned tax delinquent property and to market the property to individuals, developers and non-profit organizations for development.

HURA receives property into the land Bank Program by taking possession of vacant land through the Cabell County Sheriff tax foreclosure sales; the West Virginia State Auditor forfeited land sales and donated property.

To ensure success of the Land reutilization Program, HURA has developed the following policies to guide all Land Bank sales.

LAND BANK POLICY

By Resolution: *no individual or corporate entity will be permitted to acquire more than one property from HURA with a structure, unless having demonstrated to the satisfaction of HURA, a completed rehabilitation of a previously acquired Landbank property.*

All requests to acquire a Land Bank property MUST be presented on an official Land Bank

Application: The application must be complete, signed and returned to the Development Office within a timely manner. All applications are submitted to the Huntington Urban Renewal Authority at their monthly meetings. LandBank property will be sold to the applicant that can present a solid plan that represents the mission of HURA. After the board has made their decision, you will be notified in writing within ten (10) days of their decision. **The Huntington Urban Renewal Authority reserves the right to reject any and all offers made that do not contribute to the elimination of slum and blight.**

Zoning: It is the responsibility of the **APPLICANT** to check the zoning on each piece of property. HURA will NOT be held responsible for Zoning complications. Please see below for clarification of Non-Buildable and Buildable Parcels.

Non-Buildable Parcels: (To determine if a lot is "non-buildable" consult with the City of Huntington's Zoning office) To purchase a Land Bank lot for yard expansion, the requested lot must be adjacent to the applicant's property. In making application to purchase a Land Bank lot for yard expansion, the applicant agrees to the following:

1. To maintain the applicant property and the Land Bank property in a decent, safe and sanitary manner. This includes, but is not limited to keeping the property free and clear of debris and weeds.
2. To pay all real estate property taxes and assessments on both the applicant's and Land Bank property; and,
3. To obtain any and all necessary approvals from the City before erecting any permanent structures on the property (i.e. garage, fencing, paving, etc.)

Buildable Parcels: (To determine if a lot is “buildable” consult with the City of Huntington’s Zoning office) In making application to purchase a Land Bank lot for development purposes such as constructing a new home, rehabbing, construction of garage or business; expansion of a present business; or installing a parking lot, etc. the applicant agrees to the following:

1. All proposed new construction shall comply with local building and housing codes and current zoning regulations; and,
2. All proposed new construction shall be submitted for design approval to City’s Zoning Office

To acquire a Landbank Property: If you have been approved for purchase of LandBank Property and have returned your notice, the next step will be preparation of a Purchase Agreement. This can be handled through the LandBank, or by the purchaser. The purchase agreement MUST be accompanied by Earnest Money, which is determined by the LandBank Authority. **EARNEST MONEY IS NON-REFUNDABLE.**

Preparation of Deed: After the Purchase Agreement has been signed and earnest money presented, deed preparation will need to be complete. The LandBank Authority will also handle this matter unless otherwise directed by the purchaser. **ALL CLOSING COST WILL BE PAID FOR BY THE PURCHASER.**

All properties are sold as is. The Urban Renewal Authority will NOT be responsible for any items in or outside of the property. All clean up of property is the purchaser’s responsibility.

Applications can be obtained through the Department of Development & Planning, City Hall 800 5th Avenue, Suite L7 (304-696-4486, ext. 2048). Or, applications can be downloaded from this site under the “Forms” Link. Approval of applications will be subject to the policies set forth in this document, and reviewed by the Huntington Urban Renewal Authority.

If the applicant is unable to meet these guidelines, they must inform HURA in writing upon submission of the Land Bank Application. HURA reserves the right to review the proposed use for the Land Bank lot and the merits of the application.