



Vacant Land

Real Estate Disposition Programs of the Office of Vacant and Public Property Administration

Adjacent Side Yards

Intended Audience: **Neighbor of vacant lot**

- Lot Size: **Up to 4,000 square feet**
- Minimum Asking Price: **\$1.00**
- Immediately adjoining property owner
- Deed will list specific restrictions as to the intended end-use as a side yard, property maintenance, and payment of property taxes.
- Buyer's current property may be consolidated with the adjacent lot to eliminate the two (2) tax bills, but not required.
- If Buyer later decides to build on the side yard, any necessary permits required by Louisville Metro Government must be obtained, and approval must be received from Board to release side yard restriction.

Vacant Lots on the Block

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Lot Size: **Up to 5,000 square feet**
- Minimum Asking Price: **\$500.00**
- Buyer must own an occupied residential/commercial structure on the same block as VPPA's lot.
- Buyer must maintain lot and pay its assessed property taxes.
- Deed will restrict Buyer from selling for three (3) years and list specific restrictions as to property maintenance and payment of property taxes.
- Sale restriction will be released if Buyer builds on the lot within three (3) years of the deed's recording date.

Basic Policy for Agricultural/New Construction Projects

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Lot Size: **Up to 4,999 square feet**
- Minimum Asking Price: **\$500.00**
- Lot Size: **Over 5,000 square feet**
- Minimum Asking Price: **\$1,000.00**
- Buyer must provide:
 - a) Detailed plans for the intended end-use of the lot
 - b) An itemized budget for the intended project
 - c) A timeline as to completion of the project, and
 - d) Proof that Buyer has funds to complete project
- Deed will list specific restrictions relating to Buyer's proposed intended end-use and construction timeline.
- If lot size is **over 10,000 square feet**, the minimum asking price will be its appraised value.

Market Rate Policy for Agricultural/New Construction Projects

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Lot Size: **Up to 5,000 square feet**
- Minimum Asking Price: **\$0.80/square foot or assessed value of land according to the Jefferson County Property Valuation Administrator, whichever is greater**
- Lot Size: **Over 5,000 square feet**
- Minimum Asking Price: **Assessed value of land according to the Jefferson County Property Valuation Administrator or appraised value, whichever is greater**
- Buyer must provide:
 - a) Detailed plans for the intended end-use of the lot, and
 - b) An itemized budget for the intended project
- Deed will list specific restrictions relating to Buyer's proposed intended end-use.



Residential and/or Commercial Structures

Real Estate Disposition Programs of the Office of Vacant and Public Property Administration

Request for Proposals (“RFP’s”)

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Minimum Asking Price: **Value of the land as assessed by the Jefferson County Property Valuation Administration**
- Buyer will be able to enter the building prior to submitting proposal by attending scheduled open houses.
- Buyer must provide:
 - a) Proof that Buyer has funds to pay asking price and renovation costs relating to the interior and exterior of the structure and any landscaping
 - b) An itemized budget of the renovation costs, and
 - c) A timeline as to completion of the intended renovation project
- Proposals will be entertained during limited timeframe
- The selected proposal will go in front of Board for final approval.
- Deed will state specific restrictions relating to Buyer’s proposed intended end-use and twelve **(12)** month renovation deadline.

Demolition Candidates – Phase 1

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Minimum Asking Price: **\$1.00**
- Buyer will not be able to enter the building prior to submitting offer.
- Buyer must provide:
 - a) Proof that Buyer has funds to pay renovation costs to complete exterior renovation, landscaping, and structural repairs as noted by building inspector.
 - b) An itemized budget of exterior renovation costs, landscaping, and structural repairs.
- Offers will be entertained in order of receipt.
- Deed will state specific restrictions relating to renovation deadlines of six **(6)** months for exterior and eighteen **(18)** months for interior.

Demolition Candidates – Phase 2

Intended Audience: **Individuals and For-Profit or Non-Profit Organizations**

- Minimum Asking Price: **\$1.00**
- Buyer will not be able to enter the building prior to submitting offer.
- Buyer must provide:
 - a) Cost estimate to demolish the structure from a license demolition contractor
 - b) Proof that Buyer has funds to pay demolition costs
- Offers will be entertained in order of receipt.
- Deed will state specific restrictions relating to forty-five **(45)** day demolition deadline and required property maintenance.

Terms and Conditions of All Disposition Programs

1. No property maintenance code violations, liens, or delinquent taxes can exist on any Louisville Metro property owned by Buyer.
2. All VPPA real estate dispositions must be approved by local government board.
3. Any parcel selected for a Louisville Metro-funded project may have a minimum asking price of a **\$1.00**.
4. Buyer must pay the recording costs of the deed.
5. At their discretion, the Landbank Authority, Urban Renewal Commission, or Louisville Metro Government can reserve the right to exclude any of their parcels from the outlined disposition programs.