



Amy B. McKinney  
EXECUTIVE DIRECTOR  
FAIR HOUSING OFFICER

# REDEVELOPMENT AUTHORITY OF LAWRENCE COUNTY

LAWRENCE COUNTY GOVERNMENT CENTER  
430 COURT STREET  
NEW CASTLE, PENNSYLVANIA 16101  
724-656-2193  
724-656-2151 (fax)  
E-mail: amckinney@lawrencecountypa.gov

COUNTY COMMISSIONERS  
DANIEL J. VOGLER  
CHAIRMAN

DAN KENNEDY  
CHRIS SAINATO

BOARD  
DENNIS ALDUK  
BEN BUSH  
JIM GAGLIANO  
JON NATALE  
FRANK TELESZ

## 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 **must** 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 **must not** 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 **must** 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

I have read and understand the basic eligibility requirements for the Redevelopment Authority of Lawrence County Side Yard Program. By signing, I certify that I have met the basic eligibility requirements.

\_\_\_\_\_  
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

## Key Considerations

1. A complete application includes this form **AND** payment. Incomplete applications will not be processed.
  - a. Once the application and payment are received, the Redevelopment Authority of Lawrence County will submit a letter to the municipality notifying of the repository transfer. The municipality will have five (5) business days to submit comments on the transfer of the property.
  - b. Once the application and payment are received, the Redevelopment Authority of Lawrence County will forward the application to the Assessment office for their review.
2. The RALC Side Yard Program operates on a first-come, first-served basis. The first qualified Applicant to submit a complete application and payment will receive priority consideration.
3. Once the application has been approved and the lot has passed the RALC's inspection process, the RALC and the buyer will work together to close the transaction.
4. The RALC maintains the right to condition the transfer of title on the buyer's acceptance of certain deed restrictions. Restrictions may be included in the deed to ensure properties are maintained in an agreed-upon way. If the buyer fails to maintain the property, the RALC may exercise its discretion and take back title to the property.
5. The cost to purchase a single lot is \$150.00 (larger lots suitable for redevelopment, or multiple lots, may vary in price). The fee shall be paid by check or money order to: Redevelopment Authority of Lawrence County.
6. Please allow six to eight weeks for this process to be complete.

*I have read and understand the information provided in the Key Considerations section above.*

\_\_\_\_\_ (Applicant's Initials)

## Intended Use

Side yard Expansion

Brief Description of use and planned improvements: \_\_\_\_\_

\_\_\_\_\_

*\*Please note that if you intend to develop/use the property, you must abide by all local land development, zoning and building permit ordinances.*

Address of Property/Lot being requested: \_\_\_\_\_

Permanent Parcel Number : \_\_\_\_\_ - \_\_\_\_\_

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*): \_\_\_\_\_

Phone (*other*): \_\_\_\_\_ Email address: \_\_\_\_\_

*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