



REDEVELOPMENT AUTHORITY OF LAWRENCE COUNTY

LAWRENCE COUNTY GOVERNMENT CENTER
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Executive Director

Commerical Structure Application

This form is a statement of interest only. Receipt of application **does not** commit the Redevelopment Authority of Lawrence County 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 Redevelopment Authority receives two (2) or more applications for the same property, the final decision to transfer property to any applicant rests in the sole discretion of the Redevelopment Authority. The Redevelopment Authority transfers property by quit claim deed. Title insurance, if desired, is the responsibility of the applicant/purchaser.

Do **NOT** fill out this application if:

- You own any real property in Lawrence County that violates any local codes or ordinances.
- You own any real property in Lawrence County that is tax delinquent.
- You have any liens or judgements against you that have not been satisfied.
- You were the prior owner of any real property in Lawrence County that was transferred as a result of tax foreclosure proceedings.

The above conditions disqualify a property owner from acquiring land through the Lawrence County Redevelopment Authority.

Applicant Contact Information

First Name: _____ Middle Initial: _____ Last Name: _____

Business Name: _____

If applicant is a business, complete the following:

Organizational Structure: Corporation _____ LLC _____ Partnership _____ Other _____

For Profit: _____ Non-Profit: _____

Address: _____

City, State, Zip: _____

Mailing Address (if different): _____

City, State, Zip: _____

Phone (Required): _____

Email: _____

Requested Property Information

Street Address: _____

City, State, Zip: _____

Parcel/Control #: _____

Redevelopment Plans – Must Be Fully Described. Add Additional Sheets as Needed

Description of Intended Use:

Description of planned improvements/renovation:

Development Team description (List names of developer, contractors, lead construction lender, architects, project managers, consultants, marketing agent, etc.):

Timeline for renovation/improvement:

About the Applicant: List the addresses and/or parcel numbers of all parcels of real estate in Lawrence County that the applicant owns. For any entity submitting an application, list the addresses and/or parcel numbers of all parcels of real estate in Lawrence County owned by each person having an ownership interest in the entity. Attach additional pages if necessary:

I understand that the Redevelopment Authority of Lawrence County staff will review and evaluate whether this request is compliant with the RALC's policies & procedures and existing RALC and neighborhood plans. By signing below, I certify that the information contained herein is true and correct to the best of my knowledge and belief and no outstanding tax liabilities and/or code enforcement violations exist on other properties, which I own.

Signature of Applicant _____ Date _____

All property is sold AS IS.

Factors in Determining Consideration Due Upon Transfers

The following factors shall constitute general guidelines for determination of the consideration to be received by the RALC for the transfer of properties. In each transfer of real property, the RALC shall require good and valuable consideration in an amount determined by the RALC in its sole discretion. The RALC will consider both the fair market value of the property and the Property Costs in its determination of consideration for each property. "Property Costs" shall mean the aggregate costs and expenses of the RALC attributable to the specific property in question, including costs of acquisition, maintenance, repair, demolition, marketing of the property and indirect costs of the operations of the RALC allocable to the property. The consideration to be provided by the transferee to the RALC may take the form of cash, check or money order.

The fee structure is as follows:

- **Less than half (1/2) acre: \$500.00**
- **Half (1/2) acre to One (1) acre: \$750.00**
- **More than One (1) acre will be presented to the Redevelopment Authority of Lawrence County for discussion.**
- **The fees for non-profit organizations may be reduced or waived at the sole discretion of the Redevelopment Authority of Lawrence County.**

Please submit the application at least two (2) weeks prior to the monthly RALC meeting.

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 - \$87.75 + \$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