

City of Benton Harbor

Vacant Lot Revitalization Interest Application

**Return to: Community & Economic Development Department
200 E. Wall Street, Benton Harbor
(269) 927-8420**

The City of Benton Harbor’s Vacant Lot Revitalization Purchase Program (formerly the Side Lot Program) is intended to provide property owners whose property is adjacent to City-owned vacant lots, the opportunity to purchase the City-owned lot at a low price. Acceptable intended uses of the property may include, but are not limited to:

- Yard expansion
- Community garden
- Parking
- Accessory building
- Public art (requires prior City approval)

Where the proposed use of a City-owned lot is for the development of non-residential uses, an application for Site Plan Review will also be required in accord with Article 6 of the City of Benton Harbor Zoning Ordinance (Development Review).

To qualify for the City of Benton Harbor’s Vacant Lot Revitalization program, the following qualifications MUST be met.

Property Qualification Checklist	Applicant Qualification Checklist
<ul style="list-style-type: none">• The property is vacant land owned by the City of Benton Harbor.• The property has at least a 75% common boundary line at the side or rear.	<ul style="list-style-type: none">• The applicant is the property owner and occupies their property.• The applicant does not own any property that is tax delinquent.• The applicant does not own any property that is subject to any citation of violation of the state and/or local codes and ordinances.• The applicant has not been the prior owner of any property transferred to the Treasurer or to a local government as a result of tax foreclosure proceedings.

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Name of Applicant: _____

Applicant's Address: _____

City, State, Zip: _____ **Daytime Phone:** _____

Alternate Phone: _____ **Email (optional):** _____

Vacant Property Information: List of City of Benton Harbor Addresses and/or Parcel ID #s:

Describe the current condition of the property: (Provide picture(s) if available)

Please specifically describe your plans for this lot: (attach additional sheet(s) or sketches if necessary)

Have you maintained this property in the past? • Yes • No

If yes, please explain: (if available please provide pictures or documentation)

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Do you have a long-term sustainability plan and/or legacy plan in place? • Yes • No

If yes, please explain:

Do you have general liability insurance? • Yes • No

I understand that the City of Benton Harbor has the right to deny my application should it not meet the required standards set forth in the Property Qualification Checklist and/or the Applicant Qualifications Checklist or, if it is determined by the City Manager, or their designee, that the proposed use is inconsistent with the City's Master Plan, Zoning Ordinance, or other community goals or plans.

I understand that if I am approved to purchase this property, the purchase cost is \$250.00 per lot. I understand that in addition to the purchase cost, I will be responsible for other costs associated with the purchase of this property, including, but not limited to, a County filing fee, legal and processing fee, appraisal fees, and other costs.

I understand that upon purchase of the property, I will receive a Quit Claim Deed from the City of Benton Harbor. I understand that the Quit Claim Deed must be filed at the Berrien County Register of Deeds in order to be valid. <http://berriencounty.org/RegisterofDeeds>.

I understand that all properties are sold AS IS. If desired, title insurance is my responsibility.

Signature: _____ Date: _____

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