

THE SIDEYARD SALE PROGRAM

If your house borders an overgrown, publicly owned, vacant lot, you no longer have to look out your window and cringe. The City of Pittsburgh, in cooperation with City Source Associates, is introducing a low-cost minimum way for you to buy that lot and make it your own.

Once the lot is yours, you can transform that eyesore into a garden, parking pad, deck-just about anything you want! In doing so, you'll not only increase the size of your property and the value of your home, but you'll also enhance the appearance of your entire neighborhood.

THE BASIC REQUIREMENTS...ALL IT TAKES

- 1 You must own the property (no more than 2 units) that directly borders (either on the side, front or rear) the vacant lot.
- 2 All taxes and water and sewage bills on the properties you already own must be current. You must not have any outstanding Bureau of Building Inspection violations.
- 3 You must provide evidence of liability insurance coverage for the lot.
- 4 Based on its square footage and/or terrain, the lot must be deemed unsuitable for erecting a freestanding building, as determined by the City.
- 5 The lot must be publicly owned. If, however, it is not publicly owned but is tax delinquent, you may request that the City seize the property in a Treasurer's Sale. If successful, the lot may then become eligible for the Sideyard Sales Program.
- 6 Before you begin making any permanent improvements you must own the property and you must make sure that your plans comply with the City's Zoning Ordinance. Call 255-2246 to find out what will be required.

TIME AND MONEY

Once the six basic requirements have been met, the vacant lot of your dreams is available through the following process.

- You must complete and return the Request to Purchase Form.
- The City will determine whether or not the lot you request is available and eligible under this program.
- The City will certify that you are not responsible for any outstanding taxes, water or sewage bills.
- You will then enter into a lease/purchase agreement with the City. The required down payment and lease costs total \$201.00.
- You may begin using and maintaining the lot immediately (although you may not make any permanent improvements yet).
- While you are leasing the lot, the City of Pittsburgh and City Source will begin the process necessary to clear the title to the property. This usually takes up to 18 months...from start to finish.
- When the title has been cleared the City of Pittsburgh will arrange a closing date. At that time, you will need approximately \$200.00 to cover closing costs, deed recording fees and transfer taxes.
- If you and a neighbor are both interested in purchasing the same lot, you'll be required to bid for the property. The minimum bid offer is \$250.00.
- All applications will be handled on a first-come, first-served basis.

FOR ADDITIONAL INFORMATION CALL 412 255-2300