

IMPORTANT INFORMATION FOR ALL LAND BANK APPLICANTS

The purpose of the Nitro Land Reuse Authority's (NLRA) is to acquire vacant and abandoned tax delinquent property and to market the property to individuals, developers and non-profit organizations for development.

NLRA receives property into the land Bank Program by taking possession of vacant land through the Kanawha & Putnam Counties Sheriff delinquent tax sales, the West Virginia State Auditor forfeited land sales, and donated property.

To ensure success of the Land Reutilization Program, NLRA has developed the following policies to guide all Land Bank sales.

LAND BANK POLICY

By Resolution: *no individual or corporate entity will be permitted to acquire more than one property from NLRA with a structure, unless having demonstrated to the satisfaction of NLRA, a completed rehabilitation of a previously acquired Landbank property.*

All requests to acquire a Land Bank property MUST be presented on an official Land Bank

Application: The application must be completed, signed and returned to the Nitro Development Office within by the 1st Wednesday of the month, prior to the board meeting the following week. All applications are submitted to the NLRA at their monthly meeting.

NLRA property will be sold to the applicant that can present a solid plan that best represents the mission of the NLRA. After the board has made their decision, you will be notified in writing within ten (10) business days of the decision.

The Nitro Land Reuse Authority reserves the right to reject any and all offers that do not contribute to the elimination of slum and blight.

Zoning: It is the responsibility of the **APPLICANT** to check the zoning on each piece of property. NLRA will NOT be held responsible for Zoning complications. Please see below for clarification of Non-Buildable and Buildable Parcels.

Non-Buildable Parcels: (To determine if a lot is "non-buildable" consult with the City of Nitro's Building, Planning & Zoning office) To purchase a lot for yard expansion, the requested lot **MUST** be adjacent to the applicant's property. In making application to purchase a lot for yard expansion, the applicant agrees to the following:

1. To maintain the applicant's property and the lot in a decent, safe and sanitary manner. This includes, but is not limited to keeping the property free and clear of debris and weeds.
2. To pay all real estate property taxes and assessments on both the applicant's property and the lot,
3. To obtain any and all necessary approvals from the City before erecting any permanent structures on the property (i.e. garage, fencing, paving, etc.)

Buildable Parcels: (To determine if a lot is “buildable” consult with the City of Nitro's Building, Planning & Zoning office) In making application to purchase a lot for development purposes such as constructing a new home, rehabbing, construction of garage or business; expansion of a present business; or installing a parking lot, etc. the applicant agrees to the following:

1. All proposed new construction shall comply with local building and housing codes and current zoning regulations; and,
2. All proposed new construction shall be submitted for design approval to City’s Building, Zoning & Planning Office.

To acquire a Landbank Property: If you have been approved for purchase of LandBank Property and have returned your notice, the next step will be preparation of a Purchase Agreement. This can be handled through the NLRA, or by the purchaser. The purchase agreement MUST be accompanied by Earnest Money, which is determined by the NLRA Board. **EARNEST MONEY IS NON-REFUNDABLE.**

Preparation of Deed: After the Purchase Agreement has been signed and earnest money presented, deed preparation will need to be completed. The NLRA will also handle this matter unless otherwise directed by the purchaser. **ALL CLOSING COST WILL BE PAID BY THE PURCHASER.**

All properties are sold as is. The NLRA will NOT be responsible for any items in or outside of the property. All clean up of property is the purchaser’s responsibility.

Applications can be obtained through the Nitro Land Reuse Authority, Nitro Development Building located @ 201 21st St. Nitro, WV 25143 or the Nitro Building, Planning & Zoning Office located at @ 2009 20th St. Nitro, WV 25143. Or, applications can be downloaded from the City of Nitro website @ <https://cityofnitro.org/landreuseauthority/properties>. Approval of applications will be subject to the policies set forth in this document, and reviewed by the Nitro Land Reuse Authority.

The NLRA reserves the right to review the proposed use for any lot, weigh the merits and approve or deny based on the policies set forth in this document.