

Manistee County Land Bank Authority

Side Lot Disposition Program

Adopted by the Board of Directors as of March 9, 2020

Individual parcels of property may be acquired by the Treasurer, the County, or the Land Bank Authority, and transferred to individuals in accordance with the following policies. The transfer of any given parcel of property in the Side Lot Disposition Program is subject to override by higher priorities as established by the Land Bank Authority.

Side Lot Disposition Policies

1. Qualified Properties

Parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:

- a. The property shall be physically contiguous with a shared lot line of at least 50% of the side lot.
- b. The property shall be vacant unimproved property.
- c. No more than one side lot may be transferred per contiguous lot.
- d. Side lot transfers shall be limited to a maximum of 1 acre or not more than 1 subdivided parcel. Adjacent parcels over 1 acre shall be at the discretion of the Manistee County Land Bank Chair. Requests for additional lots will be at the discretion of the Manistee County Land Bank Chair.

2. Transferees

- a. The transferee must not own any real property, including both the contiguous lot and all other property in Manistee County, that is subject to any unremediated citation of violation of the state and local codes and ordinances.
- b. The transferee must not own any real property, including both the contiguous lot and all other property in Manistee County, that is tax delinquent.
- c. The transferee must not have been the prior owner of the real property.

3. Pricing

- a. Qualified side lots shall be priced at \$50 plus any applicable fees or 50% of the land value (current SEV as determined by the assessor), whichever is more. Parcels of property may be transferred for nominal consideration upon approval by the Land Bank Authority.

4. Additional Requirements

- a. In the event that multiple adjacent property owners desire to acquire the same side lot, the Land Bank Authority will seek to determine the best use of the property and/or the adjacent property owner with the most interest in the side lot. The lot may be transferred to the highest bidder for the property if all interested parties appear to have an equal interest.
- b. For competing interests, in the event that a contiguous property needs land for a driveway or other local code compliance issues, this subsection will rule.