



POLICY ON SUPRLUS PROPERTY

The City of Mt. Vernon has an inventory list of property declared surplus available to purchase. There are three ways lots can be acquired from the city.

- 1. To encourage home ownership and construction of new residential homes the City will offer the lot to a resident or future resident for free if they agree to and meet the following conditions:**
 - If the property is zoned R-1 or R-2, the buyer agrees to either build a new home or place a modular home on the property within one year of the agreement.
 - If the property is zoned RM-2, the buyer agrees to either build a new home or place a modular home or manufactured home that meets standards set by Ordinance on the property within one year of the agreement.
 - Placement of a dwelling must occur within 12 months of agreement. If condition is not met, then ownership of the lot reverts back to the City of Mt. Vernon.
 - Only one lot per person can be acquired.
 - Lots are available on first come first serve basis.

- 2. If an individual does not intend to place a new dwelling unit on the property they can purchase the property out right for \$500.00.**
 - Lots are available on a “first come first serve” basis.
 - Priority is given to adjoining property owners if more than one offer is received.

- 3. Property owners can acquire an adjoining lot through the Mow to Own Program if they meet the following requirements:**
 - Applicant must maintain the property for a two-year period. General maintenance includes mowing of grass, raking leaves, removal of fallen trees or branches, picking up trash and compliance with all other applicable City Ordinances.
 - Applicant must not have any nuisance, building and/or zoning violations against them within the last two years.
 - No delinquent utility account within the last two years.
 - Applicant has not failed to pay property tax in the last two years.
 - 501(c)(3) Nonprofit Organizations must have 501(c)(3) status at the time of application and maintain it throughout the two-year time period.
 - Must own and occupy the property adjacent to the vacant lot. Nonprofit Organizations must own the property adjacent to the vacant lot. Priority will be given to owner occupants of adjacent properties.
 - Applicant cannot build on the site (but can otherwise use, such as gardening) until the two-year period is over and the property is conveyed to the applicant. During the two-year period, the applicant has only a right to possess/occupy and to maintain, and shall have no ownership interest in the property.