



Financial Assistance for Demolition of Blighted Properties (City-owned)

Eligibility guidelines for a property that one wants to deed over to the City for future demolition:

1. Property must be within city limits.
2. House is vacant.
3. House is uninhabitable as determined by a safety inspection from Fairmont's Building Inspection Department.
4. The City has an immediate use for the property.
5. The property is causing health and safety issues for the neighboring property owners.
6. The property taxes are current.
7. The owner has marketable title.
8. The house is in an existing targeted neighborhood.
9. City finances are available for demolition in the year requested.
10. The City has been caring for the property, i.e. mowing or snow removal.
11. Requested demolition costs are not more than 50% of the total cost of demolition and lot reclamation and as a general rule not to exceed cost of \$5,000 for residential structures and \$10,000 for commercial structures.
12. Request for city assistance must be completed before project is started

For eligibility, the applicant must meet requirements 1, 5 and 8. Any combination of three additional items will deem the property eligible for City Council consideration.



Financial Assistance for Demolition of Blighted Properties (Private ownership)

Eligibility guidelines for financial assistance for demolition where the owner retains the lot after demolition:

1. Property must be in city limits.
2. Property must be owned by the applicant at time of application.
3. Property taxes must be current.
4. Building must be vacant or uninhabitable based on health and safety inspection.
5. The cost of rehabilitation must be more than the after rehabilitation market value; or immediate reuse of the lot will be for a new primary or accessory structure.
6. The new vacant lot will be joined to an adjacent property to allow a new structure to meet building setbacks.
7. Requested demolition costs are not more than 50% of the total cost of demolition and lot reclamation and as a general rule not to exceed cost of \$5,000 for residential structures and \$10,000 for commercial structures.
8. Funding is on a first-come-first-serve basis. Funds must be available in the year requested.
9. The property has been identified as a hazardous building based on Minnesota Statute §463.15 Subd. 3.
10. Request for city assistance must be completed before project is started.

For eligibility, the applicant must meet requirements 1, 2, 3, 7 & 8 to be considered. Any combination of two additional requirements will deem the property eligible for City Council action.

Application for City Assistance with Housing Demolition Deeding Property to the City of Fairmont	
Name	
Address	
Phone #	
Address of building to be demolished	
Current year assessed market value	
Year built	
Is the building vacant	_____ Yes _____ No
Is the building uninhabitable based on safety inspection	_____ Yes _____ No
Are the property taxes current	_____ Yes _____ No
Is the property causing health & safety issues for the neighborhood	Explain:

Attachments:

- a. Pictures: front/back/side
- b. Proof property taxes are paid
- c. Proof of ownership-deed

For City Use:	
Date application received:	
Date presented to City Council:	
Council action:	_____ Approve _____ Deny
If approved, date demolition permit issued:	

Application for City Assistance with Housing and Commercial Demolition Retaining Ownership of the Property	
Name	
Address	
Phone #	
Address of building to be demolished	
Current year assessed market value	
Year built	
Year last building permit issued; for what purpose	
Is the building vacant	_____ Yes _____ No
Is the building uninhabitable based on safety inspection	_____ Yes _____ No
Are the property taxes current	_____ Yes _____ No
What is the estimated cost of rehabilitation to make the property habitable	\$ _____
Explain the reuse of the property post demolition	
City cost share requested	\$ _____

Attachments:

- a. Pictures: front/back/side
- b. Proof property taxes are paid
- c. Proof of ownership-deed
- d. Environmental inspection
- e. Demolition cost estimates

For City Use:	
Date application received:	
Date presented to City Council:	
Council action:	_____ Approve _____ Deny
If approved, date demolition permit issued:	