



SIDE LOT DISPOSITION PROGRAM

▶ 1.1 Side Lot Transfers

Individual parcels of property may be acquired by the LBA 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 LBA.

▶ 1.2 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 vacant unimproved real property;
- B The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 50% common boundary line at the side;
- C The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development; and
- D No more than one lot may be transferred per contiguous lot.

▶ 1.3 Side Lot Transferees

- A All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.

- B The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is subject to any unremediated citation of violation of the state and local codes and ordinances.
- C The transferee must not own any real property (including both the contiguous lot and all other property in the County) that is tax delinquent or has any tax fifa transfers.
- D The transferee must not have been the prior owner of any real property in the County that was transferred to a local government as a result of tax sale proceedings unless the LBA approves the anticipated disposition prior to the effective date of completion of such tax sale proceedings.
- E Transferee will be required post close to demonstrate all Fulton County Tax Assessor/City of Atlanta requirements for transfer have been completed.

▶ 1.4 Pricing

- A Parcels of property that are not capable of independent development may be transferred for nominal consideration.
- B Parcels of property that are capable of independent development shall be transferred for consideration in an amount not less than the amount of the Property Costs incurred in acquisition, demolition, and maintenance of the lot.

▶ 1.5 Additional Requirements

- A As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot, and not subject to subdivision or partition for a five year period following the date of the transfer.
- B In the event that multiple adjacent property owners desire to acquire the same side lot, the lot shall either be transferred to the highest bidder for the property or divided and transferred among the interested contiguous property owners.