



**ALLEGHENY COUNTY  
VACANT PROPERTY RECOVERY PROGRAM  
2018 SIDE YARD & BLIGHTED STRUCTURE PROGRAM**

**For a limited time only, Allegheny County will be accepting applications to acquire vacant properties in 56 municipalities at reduced cost to the applicant.** The Allegheny County Vacant Property Recovery Program (AVPRP) acquires blighted, tax delinquent properties and resells them to applicants for a reuse outlined in their application and approved by the municipality.

**PROGRAM GUIDELINES:**

- This limited-time program will be available in Avalon, Baldwin Borough, Bellevue, Bethel Park, Blawnox, Brackenridge, Braddock Hills, Brentwood, Carnegie, Collier, Crafton, Crescent, Dormont, Dravosburg, East Deer, East McKeesport, Edgewood, Elizabeth Borough, Elizabeth Township, Forest Hills, Forward, Frazer, Green Tree, Harmar, Harrison, Heidelberg, Leet, Leetsdale, Liberty, McCandless, Millvale, Moon, Munhall, Neville, North Fayette, North Versailles, Oakdale, O'Hara, Penn Hills, Plum, Reserve, Ross, Scott, Shaler, South Park, South Versailles, Swissvale, Turtle Creek, Versailles, West Deer, West Homestead, West Mifflin, West View, Whitaker, White Oak, and Wilkins.
- Other municipalities that join AVPRP may be eligible to participate depending upon the timing.
- Applications must be postmarked no later than **August 31, 2018**. Up to 60 applications will be accepted in the order in which they are received. No more than 5 applications will be accepted per municipality.
- Each participating municipality must submit evidence of a program marketing strategy to ensure that all residents have an equal opportunity to apply.

PRODUCT	PROPERTY REQUIREMENTS*	COST TO APPLICANT
<i>Side Yard to Owner-Occupied Primary Residence</i>	<ul style="list-style-type: none"> <li>• Must share a common boundary with the parcel on which the applicant's primary residence is located</li> <li>• Must be a vacant lot or a vacant structure that will be demolished by the applicant</li> <li>• Must be less than 1/2 acre → 21,780 <del>square</del> feet</li> <li>• Must have at least 3 years of unpaid taxes</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of the appraised value</li> <li>• Parcel fee of \$3,000 will be <u>waived</u></li> <li>• Good faith deposit of \$166.75 or 10% of the appraised value for properties valued over \$2,000</li> <li>• Closing costs, which average \$500</li> </ul>
<i>Demolition of Blighted Structure</i>	<ul style="list-style-type: none"> <li>• Must share a common boundary with a parcel owned by the applicant that contains a primary structure, such as a residence or business</li> <li>• A vacant structure to be demolished by the applicant</li> <li>• Must be less than 1/2 acre</li> <li>• Must have at least 3 years of unpaid taxes</li> </ul>	
<i>Rehabilitation of Blighted Structure</i>	<ul style="list-style-type: none"> <li>• A vacant structure to be rehabilitated by the applicant</li> <li>• Must be less than 1/2 acre</li> <li>• Must have at least 3 years of unpaid taxes</li> </ul>	<ul style="list-style-type: none"> <li>• 100% of the appraised value</li> <li>• Parcel fee will be discounted to \$1,400</li> <li>• Good faith deposit of \$166.75 or 10% of the appraised value for properties valued over \$2,000</li> <li>• Closing costs, which average \$500</li> </ul>

\* Additional requirements may apply, as outlined in the program application. Other types of applications may be considered through our Standard Program, under which applicants are responsible for all costs of acquisition.

**APPLICANT QUALIFICATIONS:**

- Must be current on taxes, water, sewage, and refuse bills on all properties owned in Allegheny County.
- Must have no outstanding code violations or municipal liens on properties owned in Allegheny County.

**APPLICATION INFORMATION:**

(412)350-1090 or [www.alleghenycounty.us/VPRP](http://www.alleghenycounty.us/VPRP)