

**The City of Springfield, Ohio Community
Development Department Mow to Own
Program - 2021 Revision**

The City of Springfield City Commission adopted the Mow to Own Program in January 2015. Mow to Own is a lot disposition program that assists in stabilizing and strengthening property owner investments in neighborhoods by transferring vacant, abandoned, and otherwise unproductive residential parcels to owners for independent development and/or private use.

PURPOSE

1. Minimize the inventory of unproductive land currently owned by the City of Springfield.
2. Reduce the number of lots mowed during the weed season by Code Enforcement as abandoned lots, and create better efficiency in the application of public funds.
3. Minimize the blighting effects of vacant and abandoned properties in the City of Springfield.
4. Return unproductive land to tax rolls.

ELIGIBLE PROPERTIES

1. The property must be vacant and clear of all structures.
2. Properties that are owned by the City that the City does not need for its operation are eligible.
3. Properties which are eligible for a Clark County Auditor's sale may be eligible to be acquired, provided the City is able to acquire title at minimal or no cost to the city.
4. Properties that have been forfeited to the State of Ohio for non-payment of taxes and properties that are eligible for such forfeiture are prime candidates for inclusion in the program provided the City is able to acquire title at minimal or no cost to the city.

ELIGIBLE PARTICIPANTS

1. The participant may own the property adjoining or abutting the desired eligible property. Properties separated only by an alley will be considered as abutting for this purpose. The participant, non-profit, and other 501(c)(3) organizations may also apply to acquire lots that are not adjoining or abutting to property they own. These lots must be within 1000 feet of a parcel owned by the organization.
2. Any property owner residing in the City of Springfield may apply to acquire available lots in areas designated as Community Reinvestment Areas (CRA).
3. The participant must be current on property tax for all real estate owned in Clark County, and in compliance with all obligations imposed by the City of Springfield Income Tax Ordinances.
4. The participant may not have had a violation of the property maintenance, nuisance and/or building code with respect to property in the City of Springfield within the prior 36 months that were not abated by the owner.
5. The participant may not be subject to any current property maintenance, nuisance and/or building code orders issued by the Community Development Department on property in the City of Springfield.

ACQUISITION PROCESS

1. Participants shall submit to the Community Development Director a signed application provided by the Community Development Department along with a copy of their deed for their adjacent property. The application shall identify the eligible property to be acquired under the program and will demonstrate that the applicant is an eligible participant in the Mow to Own program.

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2. The potential participant shall submit a fee of \$134.00 at the time of application. This fee includes the estimated cost of recording the applicable property deed.
3. The Community Development Department will determine applicant and property eligibility for the program. Upon determination of eligibility, the participant and the city will enter into an acquisition agreement.
4. After entering into the acquisition agreement, the City will request the property be placed on the next available Clark County Auditor's sale. As long as there are no other bidders for the property, the City can acquire title to the property.
5. The applicant may begin the required minimum seven months of maintenance after entering into the acquisition agreement. This time will be counted toward the sweat- equity period required by the Mow to Own Program. There is no guarantee city staff will be able to acquire the parcel at the Auditor's sale. There is a chance someone else may acquire the parcel at the Auditor's sale. The city will not bid against any other bidders at the sale.
6. Other fees, to be paid for by the applicant, may apply prior to recording the deed. These fees may include, but are not limited to a property survey, as required by Clark County.
7. City staff will advise the applicant when a deed has been recorded in the applicant's name and is ready to be picked up by the applicant.

**City of Springfield, Ohio
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Name of Applicant:

Residential Address:

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Copy of deed submitted

Tax Mailing Address:

Daytime Telephone Number:

Email Address:

Program Property Address:

Program Property Tax ID #:

Proposed Use of Property:

Note: Properties acquired through the Mow to Own program must remain code compliant during the acquisition period, and may not be used in a non-compliant manner after transfer. Construction of accessory structures, including garages and fencing may not occur on the land unless it has been combined with a lot that has an approved principal use per the City of Springfield Zoning Code.

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Eligible Property Tax ID #: _____

Eligible Participant Name: _____

Proposed Mow to Own Start Date: _____

Estimated Mow to Own Completion Date: _____

The City of Springfield Mow to Own program requires a minimum seven months of sweat equity to be invested by the eligible participant in maintaining the eligible property in a nuisance free condition. Failure to maintain the property in a nuisance free manner will result in the eligible participant losing all rights to the eligible property.

Applicant acknowledgment of eligibility

1. I am an eligible owner under the Mow to Own Program Guidelines.
2. I am current on all property tax due on all properties I currently own in Clark County.
3. I am current and in compliance with the City of Springfield Income Tax Division.
4. I have not had a violation of the property maintenance, nuisance and/or building code with respect to any property I own in the City of Springfield within the prior 36 months.
5. I am not subject to any current property maintenance, nuisance and/or building code orders issued by the City of Springfield Community Development Department, the Building Regulations Division, or Code Enforcement Division.

If any statement above is not true or accurate, please indicate the statement number and provide an explanation.

Signature Required

I hereby authorize the City of Springfield Community Development Department to obtain any credit, criminal, or other information necessary to

1. Determine my eligibility in the Mow to Own Program.
2. Verify the information supplied in this application.

All of the information I have provided is accurate to the best of my knowledge.

Signature of Applicant

Date

Received by the City of Springfield Community Development Department

Staff Signature

Date

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