

## Options for Acquiring Tax Forfeited Land

<p>Acquire at less than market value</p>	<p>Purchase the property at a price less than the appraised market value for the purpose of improving Non-Conservation lands in the following ways:</p> <ul style="list-style-type: none"> <li>• Correcting blight</li> <li>• Developing affordable housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reduced price is necessary to provide an incentive to correct the blighted conditions that make the lands undesirable in the open market</li> <li>▪ Reduced price is contingent on buyer developing the land for affordable housing                             <ul style="list-style-type: none"> <li>○ need documentation of specific plans for correcting blighted conditions or developing affordable housing</li> <li>○ Specific law or laws that empower buyer to acquire property in furtherance of those plans</li> </ul> </li> <li>▪ Conveyance is by Quit Claim Deed</li> </ul>
	<p>Purchase the property at a price less than the appraised market value for the purpose of improving Conservation lands in the following ways:</p> <ul style="list-style-type: none"> <li>• Creating or preserving wetlands</li> <li>• Managing storm water</li> <li>• Preserving or restoring land in its natural state</li> </ul>	<ul style="list-style-type: none"> <li>• Conveyance requires a restrictive covenant for 30 years</li> <li>• Conveyance is by Quit Claim Deed</li> </ul>
<p>Targeted community acquisition</p>	<p>Acquire the property in order to sell or otherwise convey it to another party to contribute to the redevelopment or stabilization goals of the community in which the property is located.</p>	<ul style="list-style-type: none"> <li>▪ Requires favorable recommendation of the County board.</li> <li>▪ Conveyance is by Quit Claim Deed</li> <li>▪ State public purpose and specific plans for the property</li> </ul>

## Options for Acquiring Tax Forfeited Land

Option	Explanation	Comments
Acquire at market value	Purchase the property at appraised market value.	
Acquire at no cost	Acquire the property free of charge if a developer fails to convey: <ul style="list-style-type: none"> <li>• a property to a local government entity (Developer Outlot)</li> <li>• a parcel to a common interest community association, as agreed upon in a written agreement.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conveyance is by Quit Claim Deed</li> <li>▪ Deed fees and Recording costs only</li> </ul>
Acquire through Conditional Use Deed	Acquire the property with the condition that it be used for the public good. Such uses are limited to: <ul style="list-style-type: none"> <li>▪ Public Roads (or right-of-ways for future roads)</li> <li>▪ Public parks that include amenities such as campgrounds, playgrounds, athletic fields, trails, and/or shelters</li> <li>▪ Public trails for walking, bicycling, snowmobiling, etc., along with a reasonable amount of surrounding land maintained in its natural state</li> <li>▪ Public transit facilities (for buses, light rail transit, commuter rail, or passenger rail) including transitways, park-and-ride lots, transit stations, maintenance and garage facilities, etc.</li> <li>▪ Public beaches or boat launches</li> <li>▪ Public parking</li> <li>▪ Public service facilities such as fire stations, police stations, lift stations, water towers, sanitation facilities, water treatment facilities, and administrative offices</li> <li>▪ Civic recreation or conference facilities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Conditional Use Deed fee: \$250               <ul style="list-style-type: none"> <li>○ Check payable to Commissioner of Revenue</li> <li>○ If Conditional Use Deed is denied, there is a \$150 refund</li> </ul> </li> <li>▪ 3-year timeframe to establish use</li> <li>▪ Deed has reversionary clause</li> </ul>