

CITY OF LARCHWOOD, IOWA RESIDENTIAL DEMOLITION PROGRAM

The purpose of the Demolition Program is to provide financial assistance to Owners to demolish substandard housing structures. Demolition of substandard structures must be initiated within one year. The City reserves the right to grant extensions of time under extenuating circumstances.

The City agrees to share in the costs of demolition at 50 percent up to a maximum of \$4,000 per property to the Owner for approved projects. Financial assistance will be advanced by the City upon completion, including disconnect and capping of utility lines, and successful inspection of project. The City will fund up to, but not more than, \$16,000 per fiscal year under this program. Pre-approval by City Council required.

Qualified demolition costs include the following: removal of building, foundation and basement; backfill; disconnect and capping of utility services. Approval of this application authorizes disconnect of all utility services. In the event of a request for reconnection of utility services following approval of application, applicant agrees to reimburse Utilities for actual cost of re-connection, up to a maximum of \$1,000.00.

Minimum Requirements:

1. Housing structures must be either demolished or moved to a location outside the City limits, meaning that relocation of a building to anywhere within the City disqualifies the application.
2. Total Value (based on County Assessment Records) of existing structure(s) to be demolished cannot exceed \$45,000 or be subject to Council discretion (including value of the lot).

Supplemental Information Required with Application:

1. Plot plan of the property which must include legal description, street address and lot dimensions.
2. Copy of the property's most current estimated market value, including a breakdown of "land value" and "structure value".
3. Copy of the Owner's purchase agreement with the seller showing total acquisition cost, or proof of ownership.
4. Itemized estimates for demolition costs.
5. Itemized estimates for disposal costs.
6. Estimated selling price/value of lot.

RESIDENTIAL DEMOLITION PROGRAM APPLICATION

Owners Name and Address: _____

Address of Property:

1. Plot Plan of property to be demolished is attached?
____ Yes ____ No
2. Property's estimated market value is attached?
____ Yes ____ No
3. Estimate of demolition and disposal costs are attached?
____ Yes ____ No
4. Proof of acquisition cost or proof of ownership is attached?
____ Yes ____ No
5. Date demolition will be completed by ____/____/____
6. Date replacement home will be substantially completed by ____/____/____
7. Estimated selling price/value of the replacement home and lost is: \$ _____
8. Other information required by the City:
 Information required: _____
 Reason required: _____

The Owner hereby agrees to the following: (1) To demolish the substandard structure site within one year following application date; (2) To obtain all necessary demolition and building permits; and (3) To observe all applicable Building Code provisions during the demolition and/or construction process.

In the event of a request for re-connection of utility services following approval of application. Applicant agrees to reimburse Utilities for actual cost of re-connection, up to a maximum of \$1,000.00.

It is further agreed that the Owner/Developer/Contractor will defend and hold the City of Larchwood harmless from all claims, acts, events, and/or the demolition of the structure resulting directly or indirectly on account of this agreement.

Signature of Owner

Date of Application

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Approved ____ Disapproved ____ Approved Financial Assistance Amount: \$ _____

Signature of City Representative

Date of City Meeting