



LAND BANK OF KANSAS CITY, MISSOURI
PROPERTY PURCHASE APPLICATION
SIDE LOT DISPOSITION PROGRAM

To purchase a residentially zoned, LBKCM owned vacant lot that is adjacent to property you already own and occupy, complete this form and return it to the Land Bank of Kansas City, Missouri. Review information on the reverse side of this form.

There is a \$25.00 non-refundable annual application fee, payable by cashier's check or money order. There is an additional \$10.00 non-refundable annual application fee for each person added to the deed. A Marital Waiver is available if the spouse does not want ownership or interest in the property.

CONTACT INFORMATION

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Alternate Phone #: \_\_\_\_\_

Email Address: \_\_\_\_\_ Marital Status: \_\_\_\_\_

Additional Applicant Name(s): \_\_\_\_\_
(Including Spouse and/or Business Partner)

PROPERTY INFORMATION

Address: \_\_\_\_\_ Parcel ID#: \_\_\_\_\_

OFFER: \$ \_\_\_\_\_

BRIEF STATEMENT OF PLANS FOR THE PROPERTY:

Note: The LBKCM may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed improvements/renovations are completed to LBKCM standards. This lien will be in the form of a deed of trust. You will be given a special warranty deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

To the best of my knowledge, the information provided in this application is true and in compliance with LBKCM Policies and Procedures. I do not own other property that has delinquent taxes, unpaid special assessments, or unremediated code violations and I am not delinquent in other taxes. I have not been convicted of crimes involving the sale of illegal drugs, prostitution, operating a nuisance business, and I am not required to be registered as a sex offender. I understand that the LBKCM staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing LBKCM and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the LBKCM to transfer property.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

**LAND BANK OF KANSAS CITY, MISSOURI (LBKCM)**  
**PROPERTY PURCHASE APPLICATION**

**SIDE LOT PROGRAM**

**Qualified Properties.** Residentially zoned parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following minimum criteria:

1. The property shall be vacant unimproved real property less than 6,500 square feet in size. Property 6,501 square feet and larger is not eligible for purchase through the side lot program. Use a different application form.
2. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side.
3. 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.
4. No more than one lot may be transferred per contiguous lot.

**Transferees.**

1. All transferees must own the contiguous property, and priority is given to Transferees who personally occupy the contiguous property.
2. The transferee must not own any real property (including both the contiguous lot and all other property in Kansas City) that is subject to any unremediated citation of violation of local codes and ordinances.
3. The transferee must not own any real property (including both the contiguous lot and all other property in Kansas City) that is tax delinquent.
4. The transferee must not have been the prior owner of any real property in Kansas City that was transferred to the Land Trust of Jackson County as a result of tax foreclosure proceedings unless the Land Bank approves the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.

**Pricing**

1. Parcels of property that are between 2,500 and 6,000 square feet in size may be purchased for twenty percent (20%) of their county assessed value or \$75.00, whichever is greater. Parcels that between 6,000 square feet and 6,500 square feet may be purchased for \$.08 per square foot (6,000 sq ft = \$480).
2. Parcels of property that are less than 2,500 square feet, landlocked, or otherwise determined to be unusable property may be transferred for \$1.00.

**Additional Requirements**

1. As a condition of transfer of a lot the transfer must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot through replatting or other acceptable method, and not subject to subdivision or partition within a five year period following the date of the transfer. A reversionary provision will be included in the transfer documents to ensure this condition is satisfied.
2. The transferee must also agree to a legal review of the succession plan for the property to determine the need for a beneficiary deed to ensure the deed to the property can be transferred to a responsible party upon the death of the current owner. The objective is to ensure the property does not later become abandoned.
3. In the event that multiple adjacent property owners desire to acquire the same side lot, the lot shall be transferred to the highest bidder for the property.