



# SIDE LOT PROGRAM FOR HOMEOWNERS



GROW YOUR LAND AND PROPERTY VALUE

## THE PROCESS

### STEP ONE

County land bank acquires a vacant property, demolishes the blighted structure and obtains reimbursement from the Neighborhood Initiative Program (NIP)

### STEP TWO

NIP reimburses the land bank for its demolition costs in exchange for a three-year mortgage on the green lot

### STEP THREE

The land bank identifies a new owner and requests an early mortgage release from NIP

### STEP FOUR

NIP ensures that the new owner is eligible and releases the mortgage  
The land bank is now able to transfer the land to a new owner

## GENERAL INFO

Homeowners across Ohio are using new green spaces to plant gardens, expand children's play areas and create beautiful areas that improve the community and increase property values. Lots may take 90 days or more to transfer. Visit [ohiohome.org](http://ohiohome.org) or contact your county land bank to learn more about the NIP.

- Must be an owner-occupant of the neighboring property
- Must be in compliance with local building and zoning regulations
- Must be current on all real estate taxes and assessments for all properties in the county
- Cannot have had a tax foreclosure after January 1, 2010
- Additional local eligibility requirements may be set by your land bank

