

# Redevelopment Authority

vs.

# Land Bank

As per Real and Personal Property Act 68 – creation of Landbanks for the conversion of Vacant or Tax Delinquent properties in to productive use; The revised Act 33 of 2018, allows a Redevelopment Authority to also act as a Land Bank without the creation of a separate Board of Directors. Thus, expediting the acquisition process by using an established board and not having to be tasked to create most business activities and forms. The Land Bank inventory and finances will be separated from the Redevelopment Authority and will follow a transparent acquisition and disposition process that will be publicized. The Land Bank has the ability to acquire problem properties, vacant or occupied, either amicably or without public bidding at tax sales, discharge liens, hold property tax free, share up to 50% of the property taxes for 5 years after conveyance\*, They can also file a quiet title action on multiple properties on a single complaint. The Land Bank can then transfer properties to qualified contractors or local Non-Profits for a Fee equal to Market value without a development contract or follow a public procurement process. Properties do not have to be officially “blighted” for acquisition and the community can forward a property in question for possible acquisition.

\*Land Bank must obtain prior approval by all taxing bureaus and authorities before it can exercise this taxing power.

TASKS	RACA	LB
1 Can acquire property amicably for a fee	*	*
2 Can acquire property by donation	*	*
3 Can acquire non-blighted or problem property (other than fee or donation)		*
4 Can acquire property at a Tax Sale without public bidding and back taxes waived *		*
5 Can acquire properties through the Power of Eminent Domain	*	
6 Can file Quiet Title Actions	*	*
7 Can file Quiet Title Actions on a single complaint		*
8 Can acquire concentrated areas of properties for Redevelopment	*	
9 Can acquire scattered site properties	*	*
10 Can acquire occupied properties		*
11 Can acquire vacant properties	*	*
12 Must work with City Code enforcement on a problem “Blighted” property	*	
13 Can work with the public or Non-Profit on a problem property acquisition		*
14 Can transfer properties without a procurement policy or Development contract		*
15 Must “Determine” and then “Certify” property Blighted by BPRC and APC	*	
16 Must File a DOT and follow the court process for acquisition if using Eminent Domain	*	
17 Can have water, sewer and garbage fees waived for properties in LB inventory		*
18 Board can delegate staff to transfer properties if it follows LB disposition procedure		*
19 “Must” transfer properties for fee, usually “Market Value”		*
20 Must keep Inventory and Finances Separate from each other	*	*
21 May contract for the use of Municipal personnel	*	*

Eminent Domain is a very lengthy process with many Board Approvals necessary. RACA will continue to follow that for “Blighted” properties. With the creation and implementation of a Land Bank, problem or tax delinquent properties can be acquired faster eliminating time and deterioration of the properties. Occupied properties can be acquired by the Land Bank as well, with the intent to keep the occupant there, thus helping code enforcement with unlawful occupancy of a blighted or problem property.

This is just another tool to help the city with Blight Elimination