

WHAT YOU NEED TO KNOW ABOUT THE MOW- TO- OWN PROGRAM

Frequently asked questions:

Who can participate in the Mow-to-Own program?

If you are the adjacent property owner to a vacant home that is owned by the city or county and you meet the program guidelines, you may be eligible to participate. 501© organizations are also eligible.

Does a lot that has a building on it qualify?

No. Only vacant lots owned by the city or county qualify.

Who do I call to find out if the property is owned by the city or county:

City Real Estate –636-6338 (Carlton Osborne)

Shelby County Land Bank – 222-2578 (Gloria Kelly)

You may also check the Assessor of Property website to determine ownership.

<http://www.assessor.shelby.tn.us/content.aspx>

What if the vacant lot sits in the middle of two property owners who both want to apply? What happens then?

The property owner that has completed all the necessary paperwork and has been successfully processed and approved first will move forward.

Is there a fee to participate?

Yes. There is a \$175 administrative fee.

Is there a minimum value for the lots in the program?

Yes. Lots with a minimum value of \$500 and a maximum value of \$10,000 and smaller than ½ acre are eligible.

What if the lot I am interested in is not adjacent to my property? How can I purchase a lot that is vacant and owned by the city or county and may be less than \$500 or greater than ½ acre?

Contact the Shelby County Land or the City Real Estate Office

How do I purchase the lot through the Mow-to-Own Program?

Applicants sign an agreement whereby they develop a maintenance plan for the lot they are interested in. The applicant earns \$25 in credits for each time they mow (up to \$375 a year) and they earn \$25 in credits (\$75 per year) for leaf removal. Participation in the program expires after a three-year limit. The credits you acquire can be used towards the purchase price of the lot.

Do I have to participate for three years?

No. If you elect to pay for the property sooner by not using all the credits that could be earned, that is fine. Once the purchase price is secured through the credits and cash, the city will transfer the property through a quit claim to you. The city will not be responsible for the title insurance and you will be responsible for any Internal Revenue Service requirements.

How will you know if I am satisfying the terms of the agreement?

Verification of the completed work on a monthly basis is required. Before and after photographs to the mow-to-own staffers may be requested. Code Enforcement officials will also validate that the property is being maintained according to the rules and regulations of the program.

What happens if I am found in violation of the MOU agreement?

The owner will be given 10 days to correct the deficiency. If corrective action is not taken, you will be terminated from the program.