

**Westmoreland County
Community Development Division
Act 152
County Wide Demolition Program**

DEMOLITION PROGRAM APPLICATION

Applicant Name			Date
Address			
Contact Person			Title
E-Mail			
Telephone No.		Fax No.	

Project Address			Tax Map & Parcel ID #
Current Building Use			
Type (check one)	Residential	Commercial	Year Constructed
	_____	_____	_____
Proposed Future Use			

Amount of Funds Requested	\$ _____	FOR DPD USE ONLY
Local Contribution	\$ _____	
Amount of Other Funds	\$ _____	Date Received: _____
Total Project Cost	\$ _____	Reviewed by: _____

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Section 1 Blighting Condition

For purposes of this program, Blighted Property is defined as a property which meets *at least three* of the criteria listed below, as determined by the County. Please **check the appropriate box** that describes the blighted condition of the property proposed for demolition. **Attach any/all documentation to support your blight determination.**

- The building or physical structure is a public nuisance.
- The building is in need of substantial rehabilitation and no rehabilitation has taken place during the previous 12 months.
- The building is unfit for human habitation, occupancy or use.
- The condition and vacancy of the building materially increase the risk of fire to the building and to adjacent properties.
- The building is subject to unauthorized entry leading to potential health and safety hazards **and** one of the following applies:
 - The owner has failed to take reasonable and necessary measures to secure the building.
 - The municipality has secured the building in order to prevent such hazards after the owner has failed to do so.
- The property is an attractive nuisance to children, including, but not limited to, the presence of abandoned wells, shafts, basements, excavations and unsafe structures.
- The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds has created potential health and safety hazards and the owner has failed to take reasonable and necessary measures to remove the hazards.
- The dilapidated appearance or other condition of the building negatively affects the economic wellbeing of residents and businesses in close proximity to the building, including decreases in property value and loss of business, and the owner has failed to take reasonable and necessary measures to remedy appearance or the condition.
- The property is an attractive nuisance for illicit purposes, including prostitution, drug use and vagrancy.

Section 2 Property Ownership and Title Search

Please identify the name and address of the legal owner of the property as of the date of application.

Name:
Address:

Please attach a current Title Search to the application. If an award is made, a bring-down title search must be submitted thirty (30) days prior to the demolition date.

Section 3 Current Conditions and Location

Please provide a complete description of 1) occupancy status; 2) description of the property; 3) description of necessary site restoration; 4) attach a map showing the exact location of the property, and; 5) photos taken within the past 2 weeks.

- 1) Occupancy Status:
- 2) Description of Property:
- 3) Description of necessary site restoration:
- 4) Attach Site Map
- 5) Attach Photos

Section 4 Enforcement Actions

Supply evidence that sufficient time was permitted for property owner to address situation. Please list the dates, action and result of any municipal actions taken to require demolition or repair of the structure (s). Including but not limited to on- site inspections, Municipal Notification of Unsafe Conditions, and Order of Condemnations. Attach all relevant correspondence demonstrating these actions. Provide proof that notice was properly served (i.e. copy of certified or registered mail return receipt).

Date	Action Taken	Result

Section 5 Cost Estimate

A cost estimate prepared by a *certified engineer or architect* must be submitted with this application. Submissions must be signed, dated and sealed by the certified professional. Please note that if the application is approved, the cost estimate becomes a binding part of the agreement between the applicant and the County, therefore the projected figures must be accurate.

Section 6 Project Funding

Identify the amount of funds requested along with the source, amount and status of any other funding that will be used to carry out the proposed activity. Attach a copy of the commitment letter from secured funding sources; any pending requests for funding and schedule for securing identified funding.

Source of Funds	Amount	Secured	Pending	Date Secured/ Submitted
WESTMORELAND COUNTY				
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
		<input type="checkbox"/>	<input type="checkbox"/>	
Total Funding				

Section 7 Certification

I do hereby certify to the following:

I am authorized by the applicant to submit the application and that the application has by proper action, been duly authorized, executed, and delivered;

That the proposed property is vacant at the time of application;

That the applicant possesses the legal authority to enable the demolition of the property;

That all applicable local, county, state, and federal regulations will be adhered to in carrying out the Project;

The applicant agrees to indemnify, defend, and hold the County of Westmoreland and the Redevelopment Authority of the County of Westmoreland, and their respective officers, directors, employees, and agents, harmless from any and all claims, demands, causes of actions, liabilities, damages, judgments, lawsuits, or claims arising out of alleged negligence, recklessness, willful or wanton misconduct, intentional conduct of the applicant, its officers, directors, agents, servants, employees, representatives, professionals, and other staff, including counsel fees, costs and expenses incurred by the County of Westmoreland and the Redevelopment Authority of the County of Westmoreland, and their respective officers, directors, employees, and agents, in defending any such claim, demand, cause of action, lawsuit, or judgment;

That the application is true and correct to the best of the applicant's knowledge, information and belief that the applicant has an ongoing obligation to inform the County of any change in the information set forth in the application.

Signature

Date

Printed Name

Title

Municipality



Westmoreland County
Community Development Division

Demolition Project Checklist

Project Information

Applicant: _____ Contact Person: _____

Phone: _____ Email: _____

Project Address: _____

Part 1: Components of Application--REQUIRED

Include copies of:

- Project Description
- Site Map
- Photos
- Blighting Conditions Established
- Property Ownership Information
- Accompanying Proof (check all that apply below)
 - Current Title Search
 - Site inspection
 - Asbestos Report (required for commercial, industrial, institutional, or multi-unit residential structures exceeding 4 units)
- Enforcement Actions Taken (check all that apply)
 - Notice of Unsafe Conditions
 - Notice of Repair or Demolish
 - Order of Condemnation
- Certified Cost Estimate
- Project Funding
- Application Certification

Comments:

Part 2: Application Approval (for Department of Planning & Development use only)

Approved

Denied

Project #: _____

Grant Amount: \$ _____

Recipient Agreement certification date: _____