



Purchasing Property from WCLB

*What you need to know before partnering with the
Westmoreland County Land Bank*

Thank you for your interest in purchasing property from the Westmoreland County Land Bank! Please review this document in its entirety before submitting an application to purchase a property.

At the Westmoreland County Land Bank (WCLB), you aren't just a client – we see you as a partner in our mission to create healthy and whole communities throughout Westmoreland County by eradicating blight and its influences. With that in mind, it's important to remember that the WCLB isn't just selling properties; we are also invested in ensuring the properties we sell do not end up contributing to continued and further blighting of the neighborhoods in which they reside. Completing and remitting a signed [property purchase application](#) to the WCLB indicates that you (the prospective purchaser) have read this document in full.

Land Bank Purchase Terms

The WCLB requires purchasers to adhere to the property transfer requirements, as detailed by the WCLB. These requirements are to ensure that properties purchased from the WCLB are completed according to the agreed-upon property reuse plan and that the properties do not become tax-delinquent. Purchasers found in violation of these requirements and restrictions allow seller to exercise their right of re-entry or retention of the property by WCLB through deed-in-escrow. See our [Policies and Procedures](#) for a more detailed description of these provisions.

1. Buyer and their successors-in-interest agree to not sell the property purchased from the WCLB for at least **five (5) years** after the date of settlement.
2. Buyer and their successors-in-interest agree that the property purchased from the WCLB shall be subject to all real estate taxes (including local, school, and county taxes) after closing for at least **five (5) years** after the date of settlement, or for the entire period during which the named buyer owns the property.
3. Buyer and their successors-in-interest agree to not file a tax assessment appeal or claim any tax exemption on the real estate for at least **five (5) years** after date of property deed or as long as current purchaser retains ownership of the property, **whichever is longer**.
4. *Buyout Fee:* As a condition of transfer, should a purchaser require one or all of the reversionary requirements to be waived, a **fee equal to 3.5% for owner occupied properties** and/or **7% for non-owner occupied properties** will be assessed according to the fair market value of the property (*this **only** applies to items 1 & 2*).
5. As a condition of transfer, the purchaser is committing to begin and complete development at the property site within an agreed upon span of time as indicated on the property purchase application. *Any request for a time extension **must be submitted in writing** to the WCLB.*

Certification/Affidavit of Purchaser

All interested buyers must sign a notarized purchase application which attests to the following:

- Purchaser and/or any companies or entities belonging to the purchaser do not maintain ownership of properties that have any unremediated citation(s) for violation of state and/or local codes and/or ordinances.
- Purchaser and/or any companies or entities belonging to the purchaser do not maintain ownership of properties that became and remain delinquent in tax payments at any time during the purchaser's and/or any companies or entities belonging to the purchaser's ownership of the property.
- Purchaser, any companies or entities belonging to the purchaser, and/or any family member of the purchaser has not used the property as their personal residence **at any time during the 12 months immediately preceding the submission of a purchase application.** Renters are exempt from this provision.

Waiver

All interested buyers must sign a [waiver of liability](#) prior to entering any WCLB-owned property.

Pro Forma

Upon receipt and initial approval of purchase application, all prospective purchasers will be required to complete a project pro forma for either a rent or sell end use of the property. Financial projections **must** exhibit success in order for the application to move forward.

Deed-in-Escrow

Once a purchaser enters into an agreement with the WCLB, the title/deed to the property will be held in escrow until the renovations are completed to the terms of the agreement. **All costs associated with labor, material, supplies, etc., are the sole financial responsibility of the purchaser.**

Questions?

- Email our Land Bank Program Manager: smichale@co.westmoreland.pa.us
- Get more information at our website: <https://tinyurl.com/WCLandBank>
- Access Land Bank waiver of liability, application, and other forms: <https://tinyurl.com/WCLBForms>
- View our Land Bank inventory: <https://tinyurl.com/LB-inventory>
- See our Policies and Procedures: <https://tinyurl.com/WCLBPolicy>

Westmoreland County Redevelopment Authority & Land Bank

40 N. Pennsylvania Ave | 5th Floor, Suite 520

Greensburg, PA 15601

724.830.3050