



**PROPERTY PURCHASE  
APPLICATION  
SIDE LOT DISPOSITION PROGRAM**

To purchase a residentially zoned, Land Bank of Blue Springs (LBBS) owned vacant lot that is adjacent to property you already own and occupy, complete this form and return it to the LBBS.

**There is a \$25.00 non-refundable application fee,  
payable by cashier's check or money order.**

**CONTACT INFORMATION:**

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**PROPERTY INFORMATION**

Parcel ID#: \_\_\_\_\_

Address (if any) \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

**OFFER:**     \$ \_\_\_\_\_

**BRIEF STATEMENT OF YOUR PLAN FOR THE PROPERTY:** \_\_\_\_\_

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Note: The LBBS may place a lien on the property or enter into a development agreement with the purchaser to guarantee that the proposed improvements/renovations are completed to LBBS standards.

You will be given a special warranty deed with purchase. If desired, title insurance is the responsibility of the purchaser. All property is sold AS IS.

To the best of my knowledge, the information provided in the application is true and in compliance with LBBS Policies and Procedures. I do not own other property that has delinquent taxes, unpaid special assessments, or unremediated code violations and I am not delinquent in other taxes. I have not been convicted of crimes involving the sale of illegal drugs, prostitution, operating a nuisance business, and I am not required to be registered as a sex offender. I understand that the proposed use must be consistent with current zoning requirements or the property must be rezoned prior to the transfer. I understand that the LBBS staff will review this request and confirm that it is in compliance with these Policies and Procedures, as well as existing LBBS and neighborhood plans. I also understand that this form is a statement of interest only. Receiving it does not commit the LBBS to transfer property.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Please submit this application, a background check form, and the application fee to:  
Land Bank of Blue Springs, Missouri  
903 W. Main Street  
Blue Springs, MO 64015  
Phone: (816) 220-4596

**Please allow at least 30 days for your application to be processed.**

## **SIDE LOT PROGRAM**

**Qualified Properties:** Residentially zoned parcels of property eligible for inclusion in the Side Lot Disposition Program shall meet the following criteria:

1. The property shall be vacant unimproved real property of less than 6,500 square feet in size. Property 6,501 square feet and larger is not eligible for purchase through the side lot program. Use a different application to submit your offer for this property.
2. The property shall be physically contiguous to adjacent owner-occupied residential property, with not less than a 75% common boundary line at the side.
3. The property shall consist of no more than one lot capable of development. Initial priority shall be given to the disposition of properties of insufficient size to permit independent development.
4. No more than one lot may be transferred per contiguous lot.

**Transferees:**

1. All transferees must own the contiguous property, and priority is given to transferees who personally occupy the contiguous property.
2. The transferee must not own any real property (including both the contiguous lot and all other property in Blue Springs) that is subject to any unremediated citation of violation of local codes and ordinances.
3. The transferee must not own any real property (including both the contiguous lot and all other property in Blue Springs) that is tax delinquent.
4. The transferee must not have been the prior owner of any real property in Blue Springs that was transferred to the Land Trust of Jackson County as a result of tax foreclosure proceedings, unless the LBBS approves the anticipated disposition prior to the effective date of completion of such tax foreclosure proceedings.

**Pricing:**

1. Parcels of property that are between 2,500 and 6,000 square feet in size may be purchased for twenty (20%) of their county assessed value or \$75.00, whichever is greater. Parcels between 6,000 square feet and 6,500 square feet may be purchased for \$.08 per square foot (6,000 square feet = \$480).
2. Parcels of property that are less than 2,500 square feet, landlocked, or otherwise determined to be unusable property may be transferred for \$1.00

**Additional Requirements:**

1. As a condition of transfer of a lot, the transferee must enter into an agreement that the lot transferred will be consolidated with the legal description of the contiguous lot through replatting or other acceptable method, and not subject to subdivision or partition within a five-year period following the date of transfer. A reversionary provision will be included in the transfer documents to ensure this condition is satisfied.
2. The transferee must also agree to a legal review of the succession plan for the property to determine the need for a beneficiary deed to ensure the deed to the property can be transferred to a responsible party upon the death of the current owner. The objective is to ensure the property does not later become abandoned.
3. In the event that multiple adjacent property owners desire to acquire the same side lot, the lot shall be transferred to the highest bidder for the property.