CITY OF MERIDIAN
Code Enforcement Division
1901 Front Street
Meridian, MS 39301

NEIGHBORHOOD LOT PROGRAM APPLICANT ELIGIBILITY REQUIREMENTS

PLEASE REVIEW ALL THE REQUIREMENTS OF THIS PROGRAM PRIOR TO APPLYING

APPLICANT must be current on all property taxes and current on any other financial obligation to the City, including but not limited to: misdemeanor and traffic violation fines, water, sewer, and garbage bills.

APPLICATION must contain a plan for the use, maintenance, rehabilitation, and/or development of the property.

APPLICANT must be willing and capable of maintaining the property in accordance with all property maintenance, building, zoning, codes or ordinances adopted by the City.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED OR PROCESSED.
APPLICANT MUST SUBMIT PROOF THAT THEY QUALIFY FOR SUBMITTING THE APPLICATION.
APPLICATIONS WILL BE ACCEPTED AT “UNION STATION, 1902 FRONT STREET”
APPLICATIONS WILL BE REVIEWED BY THE CODE ENFORCEMENT DIVISION PERSONNEL.
AT THE CLOSE OF EACH APPLICATION PERIOD, FIRST APPLICATION RECEIVED MEETING ALL REQUIREMENTS WILL BE CHOSEN.

Successful applicants must pay a $100 Administrative Fee, (money order/cashier’s check) prior to the execution of the contract and Quitclaim Deed from the City. If the first applicant is unable or unwilling to pay the fee within 5 days of notice of successful application, then second qualified applicant will be contacted.

The City Council will approve the successful applications and authorize the Mayor to execute a Quitclaim Deed to the successful applicant.
Ownership of the property will be conveyed “AS IS” and the buyer is responsible for clearing and cleaning the property within sixty (60) days of the conveyance of the Quitclaim Deed.
Buyer is responsible for researching potential tax implication with the Lauderdale Tax Assessor.

Quitclaim Deed will contain a two year reverter clause.
If BUYER fails to maintain property in accordance with City regulations.
If BUYER fails to pay property taxes assessed on the property.
If BUYER fails to comply with plan submitted with application.
If BUYER fails to submit documentation or acquire prior approval from Planning or Building Inspections Division(s) prior to starting any work on the property.

For more information, please contact the Code Enforcement Division of Community Development at 1901 Front Street, Meridian, MS 39301 or call 601-282-5119.
CITY OF MERIDIAN
DEPARTMENT OF COMMUNITY DEVELOPMENT

NEIGHBORHOOD LOT PROGRAM - APPLICATION

NAME OF APPLICANT: ____________________________________________

PRIMARY RESIDENCE: __________________________________________

MAILING ADDRESS: ____________________________________________

TELEPHONE NUMBER: __________________________________________

NLP INVENTORY NUMBER: _______________________________________

*Inventory No. is the first column of Exhibit "A" – Inventory of Properties

PROPERTY ADDRESS: ____________________________________________

PPIN: ________________________________________________________

LEGAL DESCRIPTION:

_____________________________________________________________

_____________________________________________________________

_____________________________________________________________

PLAN(S) FOR PROPERTY:

_____________________________________________________________

_____________________________________________________________

_____________________________________________________________

THE FOLLOWING REQUIREMENTS AND/OR STIPULATIONS ARE AGREED UPON BY ALL PARTIES REPRESENTED IN THIS TRANSACTION:

1. The purchaser of the aforementioned property agrees to pay the required $100 fee in full before the date this transaction is completed.
2. The purchaser, as the new owner, takes full responsibility for all past and future taxes, and agrees to maintain the property in accordance with the above plan and all adopted codes and local ordinances of the City.
3. The purchaser agrees to communicate with the Department of Community Development, specifically the Planning Division and Building Inspection Division, regarding any and all plans for future development of any kind on the property in question.
4. The purchaser understands that the City of Meridian reserves the right to void this agreement and take possession of the property in the event that the purchaser fails to comply entirely with these stipulations.

Applicant Signature ______________________ Date: ____________

Employee Accepting Application Initiating: ____________ Date/Time: ____________

Application Reviewed & Accepted by Code Enforcement Manager

Date/Time: ____________
NEIGHBORHOOD LOT PROGRAM APPLICANT ELIGIBILITY REQUIREMENTS

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GROUP 1: applicants who reside in and/or own property directly adjacent to the subject property
submit application starting on February 12, 2018

GROUP 2: applicants who reside in and/or own property within five (5) City blocks of the subject
property
submit application starting on March 14, 2018

GROUP 3: applicants who reside in and/or own property within the City of Meridian
submit application starting on April 13, 2018

GROUP 4: all individuals and for-profit/non-profit entities
submit application starting on May 14, 2018

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City, including but not limited to: misdemeanor and traffic violation fines, water, sewer, and garbage
bills.

APPLICATION must contain a plan for the use, maintenance, rehabilitation, and/or development of the
property.

APPLICANT must be willing and capable of maintaining the property in accordance with all property
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