



Downtown & Neighborhood Revitalization Program

A Fayette property owner may turn in a completed application to the City of Fayette for the Downtown & Neighborhood Revitalization Program funds for the demolition of dilapidated residential houses or business buildings.

Application shall be submitted to the Fayette City Administrator/Clerk at the Fayette City Hall, 11 S. Main Street, Fayette, Iowa, on forms provided by the City of Fayette. Funds, as available, may be awarded for demolition of qualified property. All applications shall be reviewed and approved by the City Council of the City of Fayette and funds awarded as the council deems best promotes the purpose of the program.

The program will pay 50% of the cost of demolition up to \$5,000. Applications must include a qualified contractor's bid and a demolition permit signed by the property owner. For buildings that sit adjacent to each other on the same property or on separate properties, a qualified contractor's bid must be submitted for each building that is being demolished.

A property owner shall be paid after (1) completion of the demolition, (2) submission of documents to the city (proof of payment to the contractor and lien waiver from the contractor) establishing the final cost of the demolition and (3) inspection and approval of the demolition by the Fayette Public Works Director. A qualified property may only receive a single award of program funds. Applications which are not funded may reapply.

For purposes of this program a qualified applicant is defined as:

- 1) The current owner of a property.

For purposes of this program, the following guidelines must be met:

- 1) No Downtown & Neighborhood Revitalization Program funds have previously been allocated to the real estate;
- 2) The following will not be funded:
 - a. Trailers or Mobile Homes
 - b. Garages or accessory buildings
 - c. Structures damaged by natural disasters or fire
- 3) Estimated cost of repair or rehabilitation of the structure(s) exceeds the economic value of the real estate and improvements;
- 4) Demolition on the property pursuant to the application shall be completed within 45 days of the City Council's approval of the application. The Council may extend the deadline upon written application submitted to the City Council prior to the expiration of the initial deadline and supported by good cause beyond the applicant's control.
- 5) Improvement by total demolition of structure(s). No partial demolition of a structure(s) shall qualify.
- 6) Non-profit organizations are not eligible for program funds.

Applications for funding may be prioritized by the majority of the City Council pursuant to the following criteria:

- Economic Development Impact;
- Health and safety impact on the qualified property and neighboring properties;
- Requested funds relative to total cost of the demolition – Applicant's cost share;
- Existing structures non-conforming with current zoning regulations;
- Continuous time the structure has been unoccupied.

NOTE: Applications will not be approved immediately so the City Council will have time to review all documentation submitted with an application.



Downtown & Neighborhood Revitalization Program

Application for Demolition of Dilapidated Houses and Commercial Buildings

Qualified Applicant:

First Name: _____ Last Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Email: _____

Project Information:

Address of property where structure(s) will be demolished: _____

City: _____ State: _____ Zip Code: _____

Legal Description of the Property: _____

Name of Current Titleholder: _____

Start Date of Demolition: _____

Completion and Date Ready for Inspection by Public Works Director: _____

Cost for Demolition: Attach a proposal from a qualified contractor for each structure. A qualified contractor is someone in the business of excavating/construction/demolition holding a valid tax identification number and covered with liability insurance.

Attach a copy of proof of ownership of the property, such as a deed.

Signature of applicant requesting funds: _____

Date application was made: _____

Date of City Council approval: _____

Signed: _____

(Fayette City Administrator/Clerk)

Signed: _____

(Fayette Public Works Director)



Application for a Demolition Permit

Date: _____

Applicant First Name: _____ Last Name: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _____ Email: _____

Street address of structure to be demolished: _____

Starting Date of Demolition: _____ Completion Date: _____

Scope of Work:

All utilities must be properly disconnected, and the sanitary and storm sewers shall be plugged or capped. The basement walls or foundation shall be completely removed, and the hole filled to one (1) foot above the average grade with clean black dirt, then seeded with lawn grass seed. The area shall be properly barricaded.

Owner's Responsibility:

An approved asbestos inspection document for a commercial building from the Iowa DNR must be attached to this application. According to the IDNR, a single residential house doesn't require an asbestos inspection if it is demolished and the debris removed from the property. If a house is burned, then an asbestos inspection is required.

Before work starts, the contractors or workers must be properly covered with property and liability insurance, and a certificate of insurance be on file with the Fayette City Administrator/Clerk. The demolition must be completed in a reasonable time, and all debris removed.

I have read Chapter 155 of the Code of Ordinances of the City of Fayette, Iowa, and believe to the best of my knowledge, that the demolition proposal in this application would not violate any portion of this chapter.

Applicant's Signature: _____

Approval by City:

City Administrator/Clerk: _____ Date: _____

Public Works Director: _____ Date: _____

CHAPTER 155
DEMOLITION OF BUILDINGS

155.01 Demolition Permit

155.03 Scope of Work

155.02 Permit Requirements

155.04 Owner's Responsibility

155.01 DEMOLITION PERMIT. No person shall demolish any building within the City without first obtaining a written permit for the same from the City.

155.02 PERMIT REQUIREMENTS. Demolition permits may be obtained from the office of the City Administrator/Clerk. The party requesting the permit must supply the City with the schedule of demolition, including starting and completion dates.

155.03 SCOPE OF WORK. No person shall demolish any building without providing for the appropriate disconnection of all utilities and all sanitary and storm sewers shall be plugged or capped. The basement walls and foundation shall be completely removed and the hole filled to one (1) foot above the average grade with clean fill dirt. The area shall be properly barricaded to discourage trespassing.

155.04 OWNER'S RESPONSIBILITY. It is the responsibility of the property owner to see that the contractor and workers are properly covered with property and liability insurance and that the demolition is completed in a reasonable time and that all debris is removed.