

REAL ESTATE DONATION POLICY

Mahoning County Land Bank welcomes donations of properties under the following conditions:

- Real estate taxes must be paid in full at the time of donation, unless the property is approved for a Deed in Lieu of Foreclosure;
- The property cannot have any judgment liens or other encumbrances, which may include but are not limited to mortgages, unpaid utility bills, mechanic's liens and state or federal income tax liens;
- The property cannot have open code violations, unless the Land Bank determines that demolition of a structure is necessary and funding is available.

Donors must provide a recent title search of each parcel to demonstrate ownership and clear title. Donors may contact a title agency to order title work or reimburse the County Land Bank for title work costs (\$200 per chain of title). Donors who wish to reimburse the Land Bank should call first so a Land Bank employee can confirm the amount due. Also, payment will be required in certified funds, not personal checks.

In cases of deceased land owners, their next of kin must provide the County Land Bank with signed Affidavits of Real Estate Inherited and an additional \$50 fee to record affidavits and pay conveyance fees.

Mahoning County Land Bank reserves the right to decline any donations at any time.