

# MONTCALM COUNTY HABITAT FOR HUMANITY

## LAND ACQUISITION POLICY

### **Review of Site:**

Construction committee chairperson must appoint a team to review build ability status. Things that will determine this are:

Will the property accommodate a basic house plan?

Is the property zoned properly?

Are there site restrictions?

Does the site meet other ordinances such as minimum size requirements?

Have all the possible hazards been researched? These include: toxic waste, flood plains, drainage issues, incompatible soil, setback requirements, and wetlands or other natural habitat restrictions.

Are there unusual conditions present that will affect development cost?

Some of these might include: retaining walls, extra structures to be removed, etc.

What other types of homes are in the area?

### **Review of land:**

The following things will be completed before land is accepted:

A title and lien search will be performed

Verification of all taxes paid

A survey shall be obtained

A Donor's Disclosure will be secured

A report of the findings shall be made to the board of directors. The board shall vote whether or not to accept the parcel, however, in time-sensitive cases, the report can be given to the executive board for a vote. In this case, land shall only be accepted if all members of the executive board vote to accept the land.