



DELAWARE COUNTY

# DEMOLITION PROGRAM

OFFICE OF HOUSING & COMMUNITY DEVELOPMENT

## OVERVIEW

Delaware County established the Demolition Fund in 2017 following the enactment of Pennsylvania Act 152 of 2016 authorizing counties to collect an additional fee on all recorded deeds and mortgages to be used for demolition. The \$15 fee is deposited into the Demolition Fund and is used exclusively for the demolition of blighted property.

Physical blight undermines a community’s ability to revitalize its neighborhoods and economies. Blight reduces property values, tax revenues and quality of life. With the assistance of the Demolition Fund, Delaware County communities can take action more quickly and efficiently to bring properties back to productive use, adding value to our communities.



## ELIGIBILITY

To be eligible, properties must meet the definition of a Blighted Property (see next page). Costs may include:

- demolition and related clearance activities;
- testing and disposal of hazardous materials;
- utility disconnections;
- demolition permits;
- and associated site restoration.

Delaware County is working to increase awareness of this important program. The County is committed to eliminating vacancy and blight in our communities. Funding demolition projects throughout our municipalities and townships helps communities and their residents thrive.

### BUILD FUND



Develop a county-wide Demolition Fund by collecting a \$15 fee for each deed and mortgage recorded.

### IDENTIFY PROPERTIES



Communities identify eligible properties using approved Blight Criteria.



### DEMOLISH



Demolition removes blight, positively effects neighboring property values and stabilizes communities.

# BLIGHT CRITERIA

PA Act 152-2016 defines Blighted Property as a property which meets at least three (3) of the following criteria:

1	The building or physical structure is a public nuisance.
2	The building is in need of substantial rehabilitation and no rehabilitation has taken place during the previous 12 months.
3	The building is unfit for human habitation, occupancy or use.
4	The condition and vacancy of the building materially increases the risk of fire to the building and adjacent properties.
5	The building is subject to unauthorized entry leading to potential health and safety hazards and a) the owner has failed to secure the building or b) the municipality has secured the building.
6	The property is an attractive nuisance to children, including, but not limited to, the presence of abandoned wells, shafts, basements, excavations and unsafe structures.
7	The presence of vermin or the accumulation of debris, uncut vegetation or physical deterioration of the structure or grounds has created potential health and safety hazards.
8	The dilapidated appearance or other condition of the building negatively affects the economic wellbeing of residents and businesses in close proximity to the building.
9	The property is an attractive nuisance for illicit purposes including prostitution, drug use and vagrancy.



## TO APPLY

**Demolition Program Guidelines** and an **Application Form** can be found at:

[www.delcopa.gov/planning/funding/BlightedPropertyDemolitionFund.html](http://www.delcopa.gov/planning/funding/BlightedPropertyDemolitionFund.html)

Applications are accepted throughout the year.

For more information, please contact:

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