

Purchaser Eligibility Guidelines

§ 21-16 Eligibility of purchasers.

A.

The City Council hereby deems it to be in the best interest of the City to sell real property to purchasers who will be responsible property owners, and to that end the Department of Neighborhood and Business Development shall review City records to determine whether or not potential purchasers have been the subject of tax foreclosure proceedings, owe property taxes on other real property within the City of Rochester, have been the subject of a cancellation of sale by the City of Rochester or own other property within the City of Rochester that is in violation of City codes.

[Amended 6-16-2009 by Ord. No. 2009-179]

B.

Purchasers who have engaged in fraudulent activity in connection with the sale of a City-owned property, who have lost real property through tax foreclosure proceedings within the previous five years, who own property within the City of Rochester for which taxes are not current, who have had a sale cancelled by the City of Rochester within the previous three years, who have been held in contempt of a court order for failure to abate code violations within the previous five years or who have unsatisfied judgments in the Municipal Code Violations Bureau within the previous five years shall be ineligible to purchase property from the City. Purchasers who own property within the City of Rochester that is in violation of City codes shall be deemed ineligible to purchase property from the City unless the violation(s) are on property that is part of construction, rehabilitation or development projects, or is undergoing periodic certificate of occupancy renewal, and it is established by the Department of Neighborhood and Business Development that the purchaser is making satisfactory progress toward the abatement of said violations. Where the purchaser is not an individual, these provisions shall also apply to officers, principals and related businesses or associations. Such provisions shall not apply to purchasers of unbuildable vacant land.

[Amended 5-16-2006 by Ord. No. 2006-94; 1-16-2007 by Ord. No. 2007-4; 8-21-2012 by Ord. No. 2012-326]