



Fiscal Year 2026 Building Demolition and Site Revitalization Program Frequently Asked Questions

Application Requirements

- 1. Q: If our county had previously identified the Land Bank as the lead entity, do they need to do so again with this new round of funding?**

A: Yes, as these funds have been allocated under a new spending bill (House Bill 96), lead entity designation is required. Prior year Lead Entity designations do not automatically carry forward. A new designation must be submitted by the county commissioners.

If the county has a population of less than 100,000 according to the most recent federal decennial census, the director shall select the Lead Entity from a list of recommendations made by the board of county commissioners of the county. The board shall submit a Lead Entity Letter of Intent and any other documentation required by local ordinance or county code for the director to select a Lead Entity for that county.

Application Process

- 2. Q: How much property specific information is necessary to claim reserved funding?**

A: An estimated budget is sufficient to claim reserved funds and have the grant agreement issued. Approved project specific information will be required prior to reimbursement.

- 3. Q: When creating a budget how should we budget for "potential" asbestos abatement if an asbestos survey has not been completed at the time of application, so any amounts of asbestos are unknown.**

A: It is an estimate that can be based on previous experience with similar buildings.

- 4. Q: Are we only able to apply for projects that add up to the set aside? Or is there opportunity to obtain additional funding.**

A: All applications for FY26 reserved funds are capped at \$230,000, additional funding opportunities will be made available in FY27. Unobligated reserved funds will be rolled over into the competitive application round in FY27.

- 5. Q: With new projects being able to be added up to May 1, 2026, when is the deadline in this round for projects to be completed and reimbursements to be submitted?**

A: Grant agreements will expire one year after the award announcement date.

6. Q: Are land banks allowed to charge private property owners a percentage of the demolition costs?

A: Revenues generated are considered program income, and subject to future use restrictions listed on page 8 of the Program Guidelines and Program Income section of the Grant Agreement.

Access and Vacancy

7. Q: Do sites need to be vacant 60 days prior to the application or 60 days prior to demolition?

A: Sites must be vacant at least 60 days prior to application/submission. The term “vacant” means that the property is currently not occupied by any lawful occupant and has not been lawfully occupied for at least 60 days (unless vacated due to fire, casualty, or other emergency). If vacancy cannot be shown by application date, please be clear in the application, with documentation, that there is a plan and clear committed date for vacancy.

8. Q: Could you please share more about what gaining proof of access for a site looks like?

A: The Lead Entity must have legal access to the site, with the authority to demolish the structure. If the Lead Entity does not own the property, the current property owner must provide consent to the Lead Entity to access the property and demolish the structure. Please refer to the Grantee Resources section of the Building Demolition and Site Revitalization website to review a proof of access example.

9. Q: How should the application address properties that are condemned? Similarly, if the owner of a condemned property does not sign a consent form would this property be eligible to receive funds?

A: Condemnation does not automatically qualify the property for participation in this program. The Lead Entity must have legal access to the site, with the authority to demolish the structure. Documentation of legal access in the form of a court order, local ordinance, signed letter from the owner, emergency order, etc., is required. The property must also be vacant.

10. Q: For properties where landowners do not respond to our request to complete the Proof of Access Form (provided by ODOT), are political jurisdictions still able to obtain an administrative search warrant to enter the property? That was the procedure followed in previous years when political jurisdictions couldn't reach the owner.

A: The Lead Entity must have legal access to the site, with the authority to demolish the structure. Documentation of legal access in the form of a court order, local ordinance, signed letter from the owner, emergency order, etc., is required. The property must also be vacant.

11. Q: Do our demolition services agreements and owner agreements have to be signed within the grant performance period or can they be previously signed (2024 and early 2025)? Our former director had all the paperwork signed last year or early this year.

A: More information may be needed to answer this question. All service contracts must meet applicable state and local procurement and contracting guidelines. All access documentation must identify current access to the site.

Eligible Properties

12. Q: If a house was previously demolished and a barn remains, can we take down the barn on a homestead? What about if it is zoned as residential?

A: A residential structure must be demolished as part of the project, for a barn to qualify. Barn and silo demolition must meet two requirements, being zoned as commercial, residential, or mixed-use, and have a house on the same property being demolished. Silo by itself needs to be zoned commercial to qualify.

13. Q: Would residential sites with decaying cement grain silos qualify for demolition of the grain silos only?

A: No, barn and silo demolition must meet two requirements, being zoned as commercial, residential, or mixed-use, AND have a house on the same property being demolished. Silo by itself needs to be zoned commercial to qualify.

14. Q: Can a blighted parking lot be eligible for the program?

A: If this is a commercial parking facility that is considered vacant or abandoned (i.e. not been used or generated income for at least the last 60 days prior to demolition) then it may be eligible for demolition.

15. Q: Would a structure that remains commercial but is able to be used for modern firms in a different industry qualify?

A: Generally, interior demolition and asbestos abatement for structures is allowable for redevelopment purposes but not for the rehabilitation of structures. This may be eligible but would require further review and information.

16. Q: Does a dilapidated airplane hangar qualify as a commercial structure?

A: This may qualify as a commercial structure if it has been designated as such via the land use code or zoning per the county auditor. Moreover, the site must not be a brownfield.

17. Q: It may be beneficial to emphasize that if identified, asbestos remediation is required for both residential and commercial building demolitions per Ohio EPA. The residential demolitions are not exempt as they are a part of a demolition program.

A: Development's grant agreement has terms that state: "Grantee shall comply with all applicable federal, state, and local laws in the performance of Grantee's obligations under this Agreement."

Brownfields

18. Q: Given that nearly ANY commercial property could be considered a "suspected" brownfield, how does Development determine when a Phase I is required?

A: Any historical use indicating industrial or manufacturing activity where site operations included activities that would have resulted in a potential release of hazardous substances or petroleum could indicate the site is a potential brownfield. Examples of these sites can include, but would not be limited to: auto repair shops, junk yards, print shops, paint supply shops, or site harboring inactive USTs.

19. Q: What should the Lead Entity do if an environmental concern that would make a property a brownfield is discovered during demolition?

A: Halt work and notify Development immediately if a brownfield concern is discovered during pre-demo or demolition activity.

20. Q: Can an industrial building's asbestos and lead paint abatement only be eligible for this program or would it only be available for the Brownfield program?

A: Asbestos and/or lead paint abatement-only projects do not qualify for this program. There must be a demolition component to the project.