



HOW TO ACQUIRE A BLIGHTED PROPERTY

Case Flow Chart

**CITIZEN OBTAINS
BLIGHTED PROPERTIES
LIST* @**

New Orleans Redevelopment Authority
1340 Poydras Street, Suite 1152
(299-4871)

IS PROPERTY IN QUESTION ON THE BLIGHTED PROPERTIES LIST ?

IF YES,
(1) Complete Application and return to 1340 Poydras Street, Suite 1152 *with \$50.00 application fee*, payable to N.O.R.A. via cashier's check or money order. (2) Request site visit to property. (optional)

IF NO,
NOTIFY CODE ENFORCEMENT
299-4810
Winston Reid (See Reverse)
Norris Butler
Corliss Guidry

Subsequent to site visit or application an Initial appraisal fee must be paid to N.O.R.A. To determine fair market value of property (this value will serve as the sales price)

*(fees determined by property type:)
\$150- Vacant Lots; \$250-Single Family Homes
\$275-Double Homes; Multi-family dwellings
are subject to appraiser quote.*

UPON RECEIPT OF APPRAISAL, ARE YOU STILL INTERESTED ?
(decision desired within two weeks from appraisal issue date)

YES
Pay an additional \$150 fee for an appraisal review

NO
All funds become forfeited;
property returned to Available List

UPON SATISFACTORY APPRAISAL REVIEW NORA SHALL:

- A. Enter into purchase agreement for appraised value with buyer;
- B. Forward all information to attorney's office to initiate preliminary legal work; (e.g. secure abstracts, notice owners, obtain mortgage certificates, etc.)
- C. File petition for expropriation at Civil District Court;
- D. Obtain Trial Date – Request Acquisition Funds From Buyer;
- E. Notify owner and/or parties of interest by legal service or judge appointed curator;
- F. Appear at Pre-trial Discovery and Hearings;
- G. Argue for an Expropriation Judgment from Courts;
- H. Sell properties to prospective purchaser;
- I. Grant purchaser 270 days to remove blight or suffer recapture of property.

* The above Blighted Properties Program terminates at any stage listed above when the owner removes "Blight" via the renovation, demolition or sale to a purchaser who will renovate and/or remove blight.

- Blighted Properties Program list @ NORA is made of those properties designated to in "Blighted" condition via the Administrative Code Hearing Process.