

How to Buy a Side Yard

Where to Start

- ✓ Visit phdcphila.org/land/buy-land/, click on **Side or Rear Yards**.
- ✓ Read the requirements.
- ✓ Click on the **Find out** hyperlink at the bottom of the page.

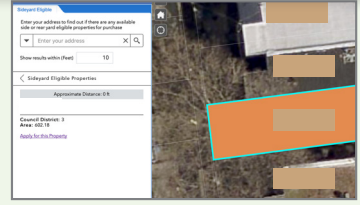


Am I eligible? If yes..

- ✓ Do you own the home you live in?
- ✓ Is your name - owner of this home - on the deed to your residence?
- ✓ Does the lot you want to buy touch your property on the side or the back?
- ✓ Are you up-to-date or in a payment agreement on your city taxes, water bill and gas?

Is a yard available? If yes...

Enter your address to find out if there are any available side or rear yard eligible properties for purchase.



*eligible properties are shown in orange



Complete the Application (print or download)

- ✓ Download the Purchase Application.
- ✓ Print and complete all sections or complete online using a PDF editor.

Read the Terms & Conditions



- ✓ Can be used only as a side/rear yard – no parking, no building.
- ✓ 30-year mortgage on the lot for the appraised value.
- ✓ Must have permission to sell the lot, or can give the lot back.
- ✓ If the lot is sold during those 30 years, the mortgage must be paid in full.



Submit the Application (mail or upload)

MAIL
Print out the completed application file, your Proof of Funds and Plans for the lot and mail to:
PHDC
Attn: Side or Rear Yard Application
1234 Market St., 16th Floor,
Philadelphia, PA 19107

ONLINE
Click the Online Submission button. Fill in the information requested, upload your completed application file, along with your Proof of Funds and Plans for the vacant lot and Submit.

ONLINE SUBMISSION

Next Steps and Timeline

- ✓ PHDC's Land Management Division will contact you within 60-120 days about whether your application qualifies.
- ✓ If your application qualifies, it also needs Board and City Council approvals (2-6 months).
- ✓ You must be able to cover the cost of recording all the documents (about \$1,000).