



Text File

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Bill No: 2003-1794, Version: 4

Committee: Committee on Finance & Budget

Status: Passed Finally

Presented by Mr. Udin

AS AMENDED

An Ordinance amending and supplementing the Pittsburgh Code, Title Four, Public Places and Property; Article VII, City Realty; Chapter 452, Acquisition of City Property, Section 452.02, "Council's Legislative Process for Real Estate Transactions", by amending subsection (a) to exclude from Council's standard legislative process selected city-owned properties contracted to a professional Real Estate Agency and by adding subsection (b) defining the process for those selected properties excluded from subsection (a).

Be it resolved by the Council of the City of Pittsburgh as follows:

Section 1. The Pittsburgh Code, Title Four, Public Places and Property; Article VII, City Realty; Chapter 452, Acquisition of City Property, Section 452.02, "Council's Legislative Process for Real Estate Transactions" is hereby amended as follows:

452.02 COUNCIL'S LEGISLATIVE PROCESS FOR REAL ESTATE TRANSACTIONS.

- (a) Prior to Council action on any proposed real estate transactions, except for those defined in subsection (b) below, Vacant Property Review Committee transfers, or Residential Land Reserve Fund authorizations, the Administration shall supply the following information in writing to the City Clerk for Council's review:
- (1) Description of the property and/or building, size of lot, lot/block number and street address;
 - (2) A description of adjoining properties;
 - (3) Name and principal address of purchaser;
 - (4) Intended use of property and an indication as to whether or not it is a permitted use under the Zoning Code;
 - (5) Present zoning classification of the property;
 - (6) Photograph of the property with structure;
 - (7) An indication as to whether or not the purchaser has any outstanding Bureau of Building

Inspection or Housing Court violations;

- (8) An indication as to whether or not the purchaser has any delinquent tax, water or sewage charges on any property or properties within the city;
- (9) If new construction or rehabilitation is proposed, an indication as to when they expect to make application for a building and/or occupancy permit; and
- (10) What Council District the property is located.

(Ord. 8-1992, eff. 3-27-92)

(b) Real Estate Transactions conducted with the assistance of a licensed and registered Real Estate Agency for the sale of properties that are City-owned shall proceed with the process outlined below:

1. The request for proposal, the name of the listing Realtor(s) to be awarded an annual contract to sell City-owned property and the contract must be presented to City Council for approval.
2. All property intended for sale by Real Estate Professionals shall first be presented to City Council for approval in a format listing the lot and block, street address, the independently developed Fair Market Value, zoning and occupancy use.
3. The Director of Finance and Treasurer of the City shall have the authority to accept offers to purchase city-owned properties marketed through a Real Estate professional that are within an acceptable range of an independently developed Fair Market Value.
4. The Director of Finance and Treasurer of the City shall, prior to acceptance, conduct a review of records for delinquencies within city departments and authorities to confirm the buyer's municipal credit standing. This review shall include but not necessarily be limited to any delinquent taxes, water and sewer liens, housing court violations and BBI violations.
5. The Director of Finance and Treasurer of City shall ensure that lender pre-approval demonstrating credit-worthiness be presented with each buyer offer.
6. The Director of Finance and Treasurer of City shall provide a report of completed real estate transactions to Council on a quarterly basis.