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Mayor

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Donations

In most cases a parcel of real estate is an asset, but a times it can be a liability.

The Land Reutilization Authority of the City of St. Louis (LRA) can be an alternative for you to change your liability into an asset. By donating your interest to the LRA, the appraised value can be a tax deduction. You must pay for the title insurance and the recording fees (approximately \$175.00). The property must be accepted by the LRA Board of Commissioners, plus be free and clear of liens (with the exception of some City liens).

There are many reasons to donate property:

- Avoids the cost of improving the property to meet City code;
- Avoids the expense of securing a vacant building;
- Eliminates the need for insurance, fire and liability;
- Eliminates real estate taxes
- Avoids the problem of trespassing;
- Avoids the cost of spraying for weeds, cutting grass.

If you feel burdened by the ownership of a parcel of City property, consider donating it to the LRA.

NOTE: The LRA does not provide an appraisal or estimate of value for the amount of tax deduction. The Internal Revenue Service will require Form 8283 (Non Cash Charitable Donation Form) for all parcels donated at a value under \$5000.00, for parcels over \$5000.00, the IRS requires Form 8283 and a certified appraisal.

If you wish to donate a property and need additional information, please contact SLDC Real Estate at (314) 657-3700, or return the attached form to SLDC Real Estate, 1520 Market St., Suite 2000, St. Louis, MO 63103

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OFFER TO DONATE REAL PROPERTY
(Please complete the form below and return to this office)

1. ADDRESS OF PROPERTY BEING DONATED: _____

2. DESCRIPTION OF PROPERTY: Vacant Lot Building
(If there is a building, please describe, e.g. number of stories, brick or frame, single or multi family)

3. YEAR PURCHASED: _____ From: Sheriff Sale Private Entity

4. If there is a building, is it occupied? Yes No
(LRA WILL NOT ACCEPT OCCUPIED PROPERTIES)

5. Is the building fire damaged? Yes No

6. Is property currently under citation by housing court, environmental sanitation, and/or lead control services? Yes No

If yes, give names(s) of party(ies) owed, and amount(s) due _____

7. Are there any tax liens, deeds of trust, Metropolitan Sewer District (MSD) liens, etc. Yes No
(LRA WILL NOT ACCEPT PROPERTIES WITH DEEDS OF TRUST, FEDERAL OR STATE TAX OR MSD OR WATER DEPARTMENT LIENS)

If yes, give name(s) and amount(s) due _____

8. Are there any unpaid MSD, water, or utility bills? Yes No

The owner certifies that at no time during its (their) ownership of the property being donated did the owner store or leave, or allow anyone to use, store or leave any kind of hazardous and/or toxic substance in, on, or under the property. The owner further certifies that (it) they has/have no knowledge of anything hazardous and/or toxic substance ever having been used, stored or left in, on, or under the property prior to its (their) ownership of the property.

Owner: _____

Spouse: _____

Signature

Signature

Address: _____

City, State, Zip: _____

Home Phone: _____

Office Phone: _____