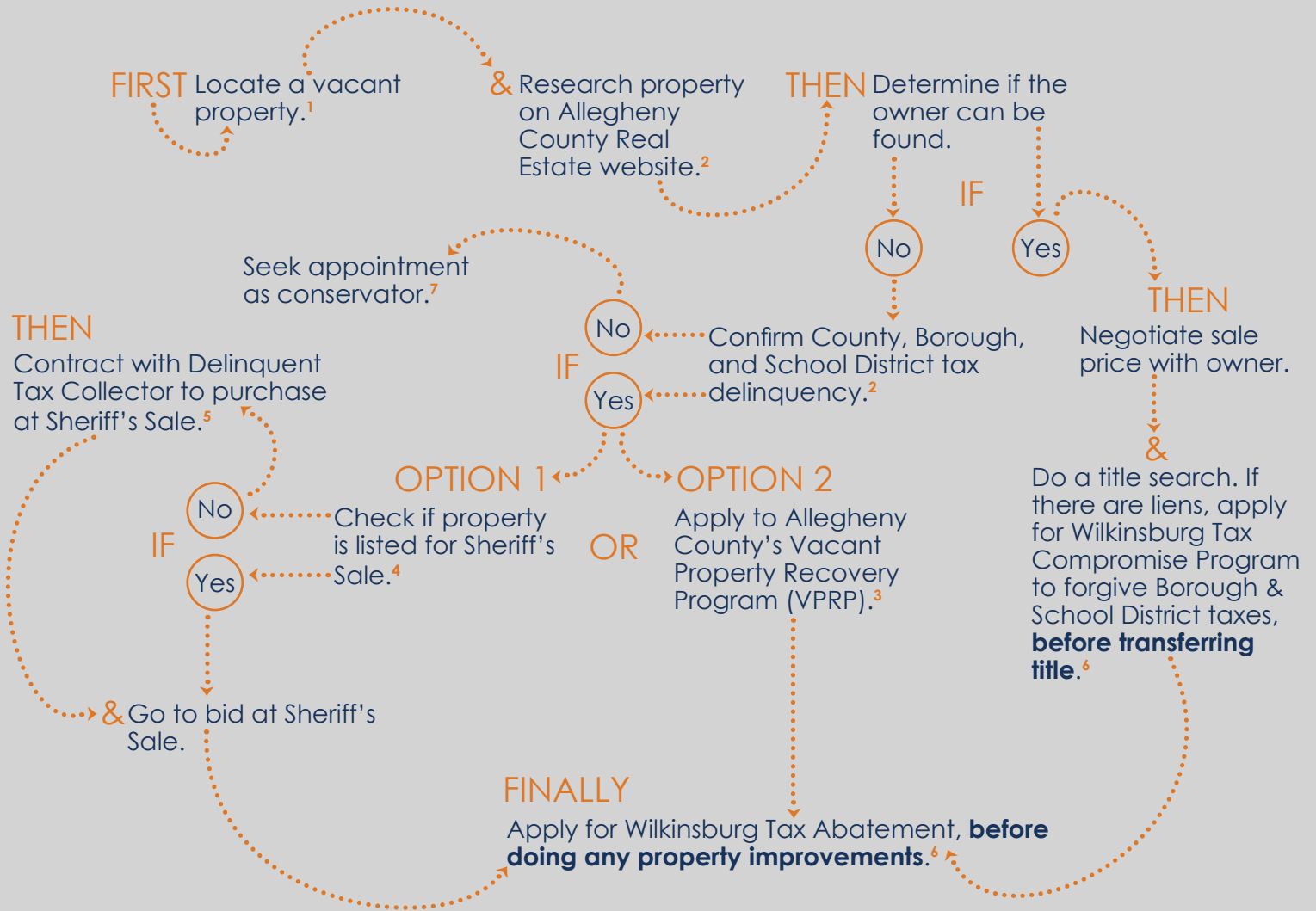


HOW TO Acquire a Vacant & Tax Delinquent Property



NOTES

- ¹ A list of several vacant & tax delinquent properties in Wilkinsburg is available at bit.ly/AvailableProperty.
- ² To research properties & determine Allegheny County taxes, visit bit.ly/CountyRealEstate. For Borough of Wilkinsburg & Wilkinsburg School District taxes, call MBM Collections at (412) 242-9615.
- ³ An eligible property for the VPRP must be unoccupied and tax delinquent (County, Borough, & School District property taxes) for at least three years. More information & the VPRP application are available at bit.ly/VacantProperty.
- ⁴ For listings & more information on Sheriff's Sales, visit bit.ly/SheriffsSale.
- ⁵ The Borough & School District's delinquent tax collector, Maiello Brungo & Maiello, LLP, will take a property to Sheriff's Sale if interested party enters into contract, paying fees upfront. Additional requirements may be levied per the Joint Tax Committee's discretionary review. If party is outbid at the sale, MB&M will provide full reimbursement of fees. Request contract by emailing info@wilkinsburgcdc.org.
- ⁶ The Tax Compromise Program ONLY addresses property tax liens owed to the Borough and School District, NOT the County. Conduct a title search to determine if non-tax liens exist and seek to resolve any. More information as well as the Wilkinsburg Tax Abatement & Tax Compromise Program applications are available at bit.ly/InvestorResources.
- ⁷ Reference the Housing Alliance of Pennsylvania's *Conservatorship Handbook* for more information. If this is not a feasible option, consider researching a different vacant property.

Disclaimer: This chart is provided to display options for those interested in acquiring vacant property, specifically in Wilkinsburg. It is in no way intended to persuade anyone to choose one option over another.

LEARN MORE ABOUT Vacant Property Acquisition Options

OPTION	DESCRIPTION	ADVANTAGES	DISADVANTAGES
BUY FROM OWNER	Purchase through a conventional property sale.	Able to view inside of property.	New owner is responsible for clearing any remaining delinquent taxes and/or liens.
BUY THROUGH ALTERNATIVE SALE	Purchase through a third party, such as a lending institution.	Usually a low sale price.	Can involve a lengthy process.
BID AT AUCTION	Purchase through a Sheriff's Sale	Quick sale; acquire for less than assessed value.	Cannot view inside of property; can be outbid at time of sale; sale may not resolve all liens.
CONTRACT WITH DELINQUENT TAX COLLECTOR TO PURCHASE AT SHERIFF'S SALE	Acquire property through Sheriff's Sale per contract at a Free & Clear Sale for a minimum bid as determined by the School District or Borough.	Clean title; acquire for less than assessed value; process can take as little as six months depending on circumstances.	Cannot view inside of property; must pay monies up front; can be outbid at time of sale.
APPLY THROUGH VACANT PROPERTY RECOVERY PROGRAM (VPRP)	Acquire property through an application process managed by Allegheny County.	Clean title; popular for side lots but other uses are also eligible; affordable.	Cannot view inside of property; process typically takes nine months from receipt of completed application.

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