



# Ohio County Land Banks 101

2025 Fall CTAO  
Conference



# What is a County Land Bank?

A nimble organization that combines:

- 1 | The private sector efficiency of a non-profit organization *with*
- 2 | The public purpose, responsibilities, and funding of a governmental organization.

70 County  
Land Banks

## Ohio County Land Banks Updated 2024



## Statutory Purposes



A Land Bank has four statutory purposes in Ohio:

1. Facilitating the reutilization of vacant, abandoned, and tax-foreclosed real property;
2. Efficiently holding such property pending reutilization;
3. Assisting entities to assemble and clear the title of such property in a coordinated manner; and
4. Promoting economic and housing development.

Source: R.C. 1724.01(B)(2)

# Land Bank Board of Directors

5, 7, or 9 Members by Law



**County Treasurer**

*By Office*



**At least 2 County Commissioners**

*All 3 May Serve*



**Largest City Representative**

*Mayor, Council, Director*



**Townships Representative**

*Only if townships with 10,000+ population*



**2 or 4 Additional Members**

*At discretion of the regular Board*



## Special Land Bank Powers

### ★ Automatic Property Tax Exemption

Hold real property tax free while working to return it to the private tax rolls.

### ★ Political Subdivision Immunity

Like other governmental entities, immune from ordinary negligence claims in the conduct of land banking work.

### ★ Environmental Liability Immunity

Generally immune from liability under state environmental law while holding property. Subject to CERCLA at the federal level.

### ★ Streamlined Public Procurement

Land banks may set their own purchasing policies, bidding thresholds and use informal procedures when appropriate.

# County Land Bank Funding Sources



Up to 5% DTAC



Property Sales



Governmental Grants

# Ohio Department of Development Funding Opportunities



Building Demolition & Site Revitalization Program



Brownfield Remediation Program



Welcome Home Ohio Program

# Acquiring Property



# Distressed Property Sources



Tax Foreclosure &  
Deed-in-Lieu of Tax Foreclosure



Forfeited Lands List



Donation



Purchase



Nuisance Lien Foreclosure



# Tax Foreclosure Process

Chapters 323, 5722, 5723 of the Ohio Revised Code



# Forfeited Lands List

- 1** If a tax delinquent property is not sold at a Sheriff's auction... it's added to the forfeited lands list
- 2** The List is kept by your County Auditor
- 3** Parcel may be acquired by a Land Bank at any time - skipping over the Auditor's auction
- 4** Land Banks have the power to enter, inspect, and appraise forfeited lands before acquiring - use strategically!

# Donations



Purchases

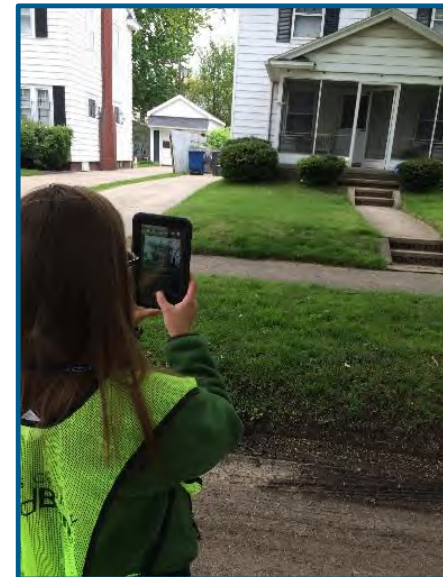


# Owning Abandoned Property

# Property Assessment Basics

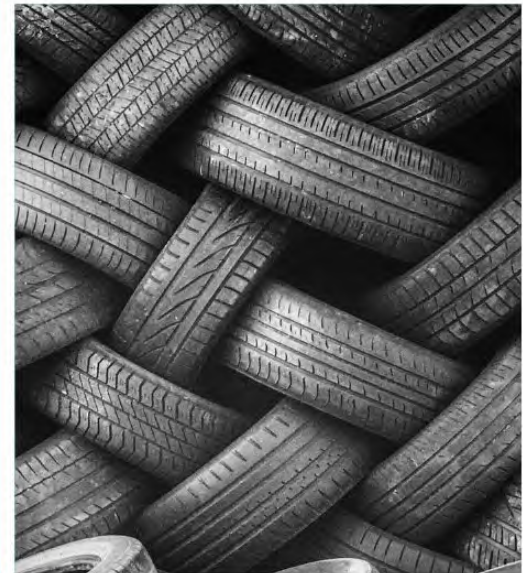
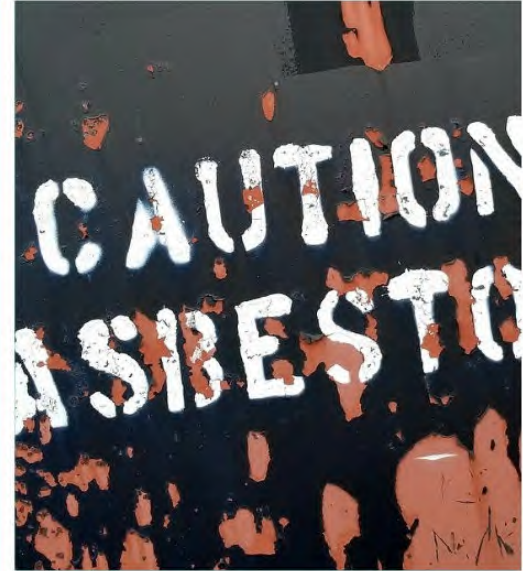


- You can never know enough about a property before you become the owner.
- Make the effort to learn what you can, but don't let a lack of complete information hold you back.
- Sometimes, you're the only answer the community will ever have to solve this problem.



## Owning Abandoned Property

- Abatement of asbestos is regulated - and removal is a matter of safety before any other work in the property begins!
- Personal items are not real estate - if they're not trash, you don't "own" them
- Vehicles are "titled" in Ohio - and you must follow separate abandonment procedures to remove them from a property
- Disposal of more than 10 tires is regulated by the Ohio EPA





# Project Management Tools



a product of **CUYAHOGA LAND BANK**



# **Making Property Productive Again**

# Land Bank 'Buyer' Minimum Best Practices



Current on Property Taxes

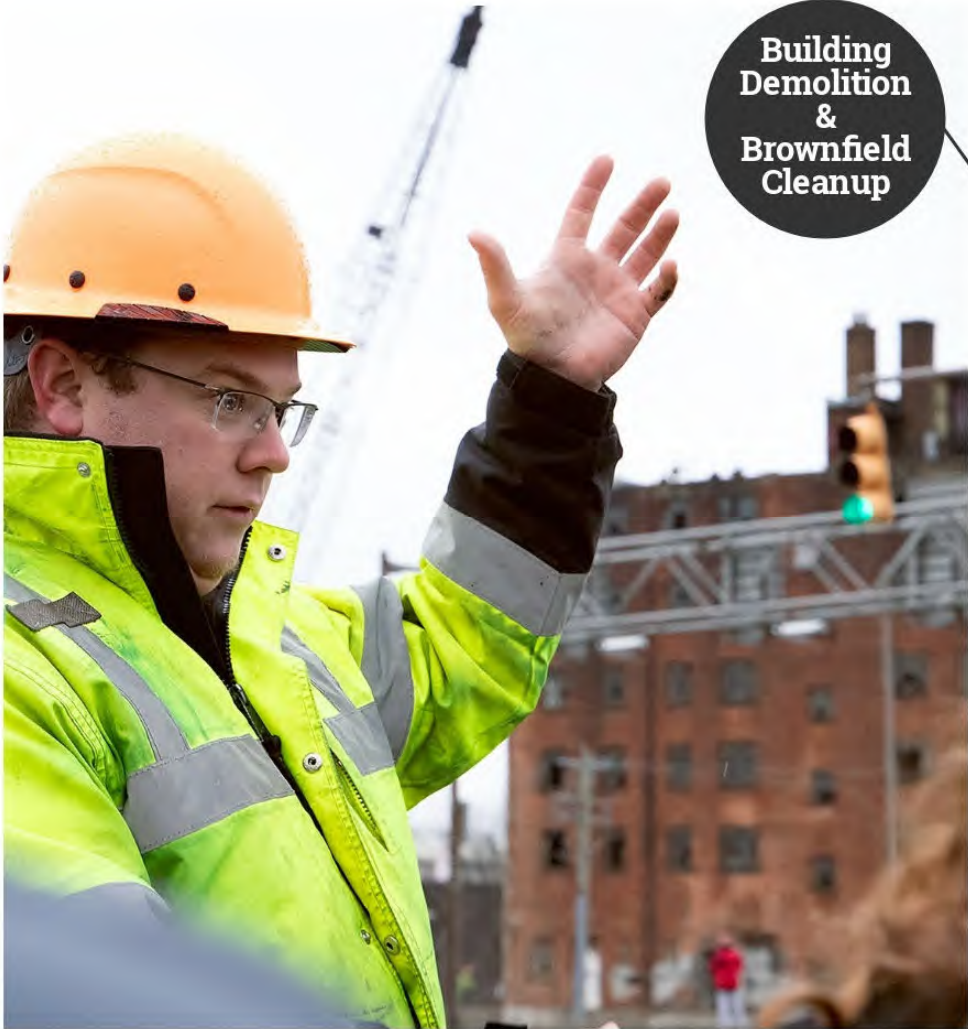


No nuisance conditions or citations



Not the prior owner or related to them

**Building  
Demolition  
&  
Brownfield  
Cleanup**



Side Lot Program

