



# NEW CONSTRUCTION PROGRAM

Approximately 85% of LRA properties are not buildings – they are lots waiting to be transformed into beautiful homes. The New Construction program provides guidelines for the sale of LRA properties for the purpose of new residential construction (one building, up to six units).

## LRA Property Eligibility

- Class A lots
- Minimum 4,000 square feet in total land
- No more than 3 contiguous lots per offer
- Parcels <4,000 square feet need variance from [Board of Adjustment](#)

## Offeror Eligibility

- Must be legally able to own real estate in the State of Missouri
- If an entity, must be in good standing
- If other properties are owned in the City of St. Louis, must
  - Be current on all real estate taxes owed to Collector of Revenue
  - Have no outstanding code violations with the Building Division
  - Have no outstanding service fees due to Forestry Division
  - Have no open problem property cases with City Counselor's Office
- If previously purchased LRA property, must be within compliance of any LRA contracts and agreements

## Offer Requirements

- Conduct community engagement
- Offer Submission Form & supporting documentation
- Proof of financing demonstrating at least 25% of the estimated project costs (calculated as \$100 per square foot of planned residential building)
- Offer Processing Fee – cashier's check or money order **only**

## Purchase Process – Option Only

Offers to purchase LRA properties for new construction are not eligible for straight sales.

### Option Terms & Conditions

An Option gives the exclusive right to purchase the lot(s) within a specified time frame. Options may be granted for up to 24 months, and no longer than 36 months in total. During this time, the purchaser is required to maintain the property in accordance with the revised code of the City of St. Louis and to obtain liability insurance up to Missouri sovereign immunity limits.

### Closing Requirements

At any time within the option period, the purchaser can schedule a closing appointment to submit required documents and receive title:

- Architectural plans
- Actual construction budget
- Proof of financing equal to at least 75% of construction budget

### Post-Closing Requirements

LRA will retain a reversionary interest in the property being sold through a right of reentry and/or deed of trust that would be recorded at closing against the property and released upon completion of the project.

## ABOUT LRA

### Properties and Possibilities

The Land Reutilization Authority (LRA) of the City of St. Louis is responsible for the stewardship and sale of previously abandoned and foreclosed properties. With programs designed to convert these unoccupied properties back into productive use, the LRA strives to provide housing, new industry and jobs for citizens, and returned tax revenues for the City of St. Louis.