



SIDE LOT PROGRAM

Many lots in LRA's stewardship are too small to support new construction. These lots are made available and affordable to adjacent and contiguous property owners to be used as a "side lot" and expand personal property.

- Provides a reduced price and streamlined application and sale process for LRA's non-buildable lots.
- Property owners adjacent and contiguous to eligible lots can expand their property for under \$200.

LRA Property Eligibility

- Non-buildable lots are parcels that are less than 4,000 square feet (the minimum for new construction in the City of St. Louis) and not contiguous to another LRA parcel (cannot be consolidated).
- These lots are pre-approved for sale by the LRA Board of Commissioners to allow for a simpler and speedier sale process.

Applicant Eligibility

- The applicant must be the owner of a parcel that is adjacent and contiguous to the eligible property.
- The adjacent and contiguous property must be occupied (not abandoned/unoccupied/vacant).
- The applicant must be current on all real estate taxes for any properties owned within the City of St. Louis.

Applicant Steps to Ownership

Total expected time: 30–90 days

1. Determine if adjacent to an eligible property.
2. Submit one-page application with \$25 application fee by cashier's check or money order **only**.
3. Receive letter with results (within 30 days).
4. Schedule closing appointment (within 60 days).
5. Closing appointment
 - a. Pay \$160 (\$100 purchase price and \$60 recording cost)
 - b. Sign deed
6. Receive recorded property deed by mail.

Side Lot Purchase & Closing Costs

Application Fee	\$25
Property Purchase Price	\$100
Title Recording Cost	\$60
Total Cost to Purchaser	\$185

Post-Closing Requirements

- There are no additional liens, deeds or restrictions applied to the sale of side lots.
- After closing, LRA retains no right of reentry.

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.

Occupancy Opportunities

Offers to purchase properties are reviewed by the LRA Board of Commissioners, who may choose to accept, counter or deny the offer to purchase. LRA's purchase programs describe offer and sale requirements, with guidelines that are designed to ensure successful property reuse projects.