



**HISTORIC PRESERVATION COMMISSION
CERTIFICATE OF ECONOMIC HARDSHIP**

Applicant: _____
*If applicant is not owner, an agent authorization form must be submitted

Mailing Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Telephone: (____) _____ - _____ **Fax:** (____) _____ - _____

E-911 Address at Project Site: _____

Parcel ID Number: 05-_____ - _____ - _____ - ____ - _____ - _____ . _____

Architect: _____

Contractor: _____

Historic Designation of Structure or Site: (Check if structure or site has one or more of the following designations):

- ☐ Has a Baldwin County Historic Development Commission Historic Marker
- ☐ On the National Register of Historic Places,
- ☐ On the Alabama Register of Landmarks and Heritage

The following are the names and addresses of all adjacent property owners on all sides of the subject property:

Name: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

Name: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

Name: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

Name: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

Name: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

Name: _____ **Address:** _____

City: _____ **State:** _____ **Zip:** _____

Application No. _____

Exhibits required with application:

1. Cost estimates of the proposed construction, alteration, demolition, or removal, and an estimate of the additional cost(s) that would be incurred to comply with the conditions of approval and issuance of a Certificate of Appropriateness.
2. A report from registered Architect or Engineer with experience in rehabilitation as to the structural soundness of the building, or any structures on the property and their suitability for rehabilitation.
3. Estimated market value of the property in its current condition; estimated market value after completion of proposed construction, alteration, demolition, or removal in accordance with the Certificate of Appropriateness; and, in case of a proposed demolition, after renovation of the existing property for continued use.
4. The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and the price asked for and offers received, if any within two (2) years. This determination can include affidavits and relevant documents regarding:
 - (a) Any real estate broker of firm engaged to sell or lease the property;
 - (b) Reasonableness of the price or rent sought by the applicant; and
 - (c) And advertisements placed for sale or rent of the property by the owners or applicant.
5. Comments and/or reports from any community organizations, preservation groups, other associations and private citizens that wish to comment on a submission made under financial hardship provision; and
6. Written statement explaining the extent to which the owner is responsible for his or her own economic hardship, if any, such as owner's failure to:
 - (a) Perform normal maintenance and repairs,
 - (b) The failure to diligently solicit and retain tenants,
 - (c) The failure to prescribe a rental amount which is reasonable,
 - (d) The failure to provide normal tenant improvements,
 - (e) The owner's purchase of the subject property after the enactment of the relevant provisions of the Town of Magnolia Springs Historic Preservation Ordinance, without making said purchase contingent upon the owner's first obtaining the approval required by said Ordinance.

If the Commission makes an initial determination that, the applicant has presented a case, which establishes substantial economic hardship, but finds that reasonable alternatives may exist, which should be addressed by the applicant: the Commission, in cooperation with the Town and the owners, may explore alternatives that will assure reasonable use of the property. The alternatives may include, but are not limited to loans, or grants from public sources, acquisition by purchaser or eminent domain, relaxation of the provisions of the Town of Magnolia Springs Historic Preservation Ordinance, to allow reasonable use of the property.

Burden of Proof: The burden of proof rests on the applicant to show that Compliance of a Certificate of Appropriateness will result in substantial economic hardship.

Certification of Applicant:

I hereby certify that I have read this application and known the same to be true and correct. I understand that consideration of this application is based on the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by the Magnolia Springs Historic Preservation Commission that any relevant information supplied on or with application is substantially incorrect. I further understand that only complete applications including all required exhibits are considered by the Commission and must be received by the Town Clerk.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of appropriateness shall be issued for a period of eighteen (18) months and are renewable.

I further agree that the Magnolia Springs Historic Preservation Commission may designate one of its members who shall be allowed to enter my property at all reasonable times to inspect the work done according to this Certificate of Economic Hardship to ensure compliance therewith.

Signature of Applicant: _____ **Date:** _____