

# Draft - Property Value Protection Program

Region 2000 Services Authority  
March 23, 2016

1. Any resident owning and residing in any of the homes shown on the attached map shall be eligible for this program. In order to be considered for compensation under this program, a resident must fill out an application and be approved by the Services Authority prior to the actual sale of his or her property.
2. The resident will establish the value of the affected property just prior to the sale date by obtaining an appraisal performed by an accredited professional appraiser. The Services Authority will pay 50% of the cost of the initial appraisal up to a total of \$150 when authorized by the Services Authority in advance. The appraisals are to be made as if the landfill were not in existence. The property owner must provide a copy of the sales contract. The Services Authority reserves the right to have its own appraisal of the property and utilize the average of the two appraisals.
3. Any resident who sells his or her property for an amount which is less than the appraised value (on the basis of the one appraisal or the average of the two appraisals) will be eligible for compensation from the Services Authority for the amount of the difference between the appraisal and the sales price up to a maximum of \$50,000. Payment will be made within thirty days after the closing of the property has occurred and after the owner has provided the Services Authority with a copy of the settlement statement and the recorded deed.
4. The foregoing agreement to compensate residents for loss in property values will only apply to properties sold within 2 years after the date the landfill is closed. Heirs of residents qualifying will be eligible for compensation under the terms of this policy. Compensation may only be provided one time for any particular property and this opportunity only is available to current property owners as of the date of adoption of this program.
5. The Services Authority reserves the right to limit appropriations to this program, and the number of properties approved, to an amount of funds reserved and appropriated. The Services Authority will receive and process applications on a first come-first served basis.
6. The Services Authority may enter into an agreement with a homeowner to purchase his or her property outside of this program. If so, the homeowner shall not be eligible to participate in this program.
7. In the event that a resident receives any payment under this program, he or she agrees to include language in any contract with a purchaser disclosing that the property is located next to a landfill which may have odors and noise associated with the operation of the landfill.