

Demolition Program Terms and Conditions

The purpose of the program is to provide assistance to building owners who want to redevelop a property. By providing assistance in the demolition of low value structures, the program increases the value of property in the Riverfront Urban Renewal District.

The Pendleton Development Commission (PDC) will demolish structures based on the following:

1. The property must be located within Pendleton's Riverfront Urban Renewal District.
2. The property owner agrees, by submitting a signed application for this program, to construct new building(s) on the property with a minimum building structural value of three times the value of the structure(s) being demolished, unless the PDC authorizes a lesser amount.
3. The property owner agrees, by submitting a signed application for this program, to submit a building permit and select a contractor for new construction within six months of demolition. Unless an extension is granted by the PDC, construction must be complete within 24 months or the property owner must pay the PDC twice the value of the demolition costs. Multiple extensions are not allowed.
4. The property owner will disconnect all utilities from the structure(s) prior to the demolition.
5. If fuel tanks are located on the property, the property owner agrees to remove them, at the property owner's expense. Timing of the tank removal is to be coordinated with the PDC demolition team. The PDC accepts no liability for fuel tanks. The property owner must provide written proof of the tanks removal.
6. If there is any question as to the environmental quality of the soil adjacent to the tanks, the soil must be tested at the expense of the property owner.
7. Demolition by the PDC shall include the cost of asbestos removal, to be arranged by the PDC. The limit for asbestos removal costs covered by the PDC is up to 20% of the assessed value of the building(s) to be demolished. The PDC will provide the property owner with an estimate of the asbestos removal cost prior to demolition. Payment to the PDC for the property owner's portion of the asbestos removal cost is due upon completion of demolition. Non-payment may result in a lien on the property taken by the PDC.
8. The PDC will include in the demolition the City of Pendleton demolition permit fees, sewer and water line cap and locate markers, the removal of all demolition debris and the removal of concrete or asphalt.
9. Any trash, debris, old vehicles, etc. prior to demolition will be removed by the property owner at the property owner's expense.
10. Demolition will include structures, and may include paved driveways or parking areas, fencing, concrete structure pads and/or concrete or other finished basements. All of which will be included in the replacement value requirements.
11. The program is for total demolition and is not designed for interior or partial demolition for remodeling a building.
12. To ensure the demolition of the correct building(s) the property owner must provide the address in writing, plus proof of ownership for the building(s) at that address and a photo of the building(s) to be demolished.
13. The property owner must disclose any liens against the property at the time of demolition.
14. Demolition of structure does not preclude any responsibility towards Local Improvement District agreements, which may be triggered at the time of new construction.
15. Demolition of a driveway apron does not guarantee the right to replace driveway at same location or apron width. Property owner is responsible for researching driveway apron requirements and location approvals.

PENDLETON DEVELOPMENT COMMISSION

Demolition Assistance Application

Application Date: _____

Name(s) of all property owners: _____

Mailing address of principal owner: _____

Phone: _____ Email: _____

Address of Property to be demolished: **(Proof of ownership and a photograph of the property must accompany this application.)**

Assessed value of property to be demolished:

Land: _____ Improvements: _____ Total: _____

By signing this application, we agree to the terms and conditions described with this application and we grant permission to the Pendleton Development Commission to demolish the building(s) located on this property.

Signatures of all property owners: **(Include all who may hold contracts on the property)**

s/For the Pendleton Development Commission: _____

Date: _____ Title: _____

Submit Application to:
Julie Chase
Pendleton Development Commission
500 SW Dorion Ave.
Pendleton, OR 97801
For questions, call: 541-966-0239