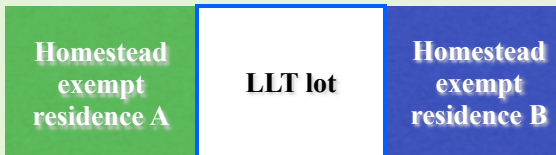


Summary of the
Hierarchy of Lot Next Door
Potential Purchasers

Ist Tier (right of refusal)

- If there are domiciled & homestead exempt (owner-occupied) residences on both adjacent sides of an LLT property, then the owners of both adjacent side properties have equal “claim” to the LLT property. The owners may:
 - Agree to divide the LLT property equally between them, or
 - One or the owner of an adjacent side property may purchase the whole property, or
 - Neither owner purchase the LLT property
- If both adjacent side owners have equal “claim” then it is not possible to sell only half of a lot to the owner of one of the side lots without also selling the other half to the other side owner.

Situation



1st Tier (right of refusal) continued

Possibility 1

Both sides purchase half of the LLT lot



Possibility 2

“A” purchases the whole LLT lot



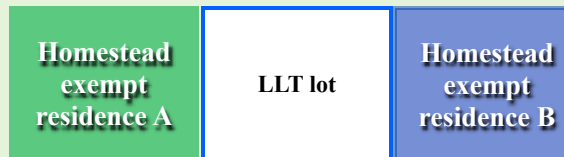
Possibility 3

“B” purchases the whole LLT lot



Possibility 4

Neither side purchases any of the LLT lot



2nd Tier (2nd right of refusal)

- With respect to the adjacent side properties where one residential property is domiciled & homestead exempt (owner-occupied) and the other is not owner-occupied and there is an LLT property between them, then:
- Then the owner of the domiciled homestead exempt residence may elect to purchase the whole LLT lot, half of the LLT lot or not purchase the LLT lot.
- If he chooses a half lot, then in order for transfer to take place the owner of the non owner-occupied property on the other side of the LLT lot must agree to purchase the other half of the LLT lot. Unless both halves are purchased, the LLT lot cannot be transferred.
- If the above domiciled homestead exempt owner does not elect to all or half of the LLT lot, then the owner of the non owner-occupied residence (or lot) on the other adjacent side of the LLT lot may elect to purchase the whole LLT lot

Situation

Homestead
exempt
residence A

LLT lot

Non owner -
occupied
property

2nd Tier (right of refusal) continued

Priority 1

Homestead exempt purchases the whole LLT lot



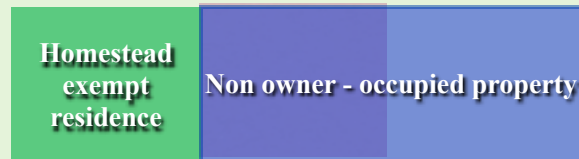
Priority 2

Both sides agree to purchase half the LLT lot



Priority 3

Homestead exempt is not interested, so other side purchases the whole LLT lot



Priority 4

Neither side purchases any of the LLT lot



3rd Tier (right of refusal)

- If there is no domiciled homestead exempt residence on either side of an LLT property, then the owners of both adjacent side properties have equal “claim” to the LLT property. The owners may:
 - Agree to divide the LLT property equally between them, or
 - One or the owner of an adjacent side property may purchase the whole property, or
 - Neither owner purchase the LLT property
- If both adjacent side owners have equal “claim” then it is not possible to sell only half of a lot to the owner of one of the side lots without also selling the other half to the other side owner.

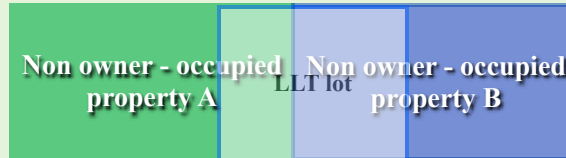
Situation



3rd Tier (right of refusal) continued

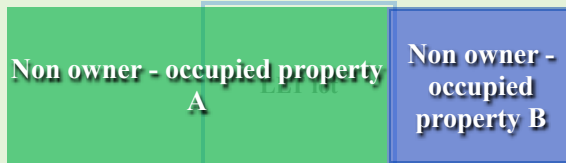
Possibility 1

Both sides purchase half of the LLT lot



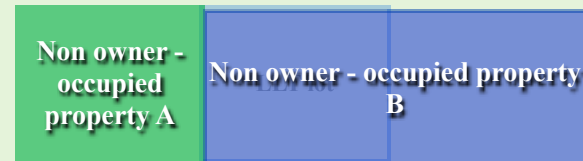
Possibility 2

“A” purchases the whole LLT lot



Possibility 3

“B” purchases the whole LLT lot



Possibility 4

Neither side purchases any of the LLT lot



4th Tier (right of refusal)

Adjacent Rear Homestead Exempt Residences

Will adjacent rear homestead exempt residences be considered:

1. on a case-by-case basis by the Department Director?, or
2. as the next 4th Tier in processing purchase requests?

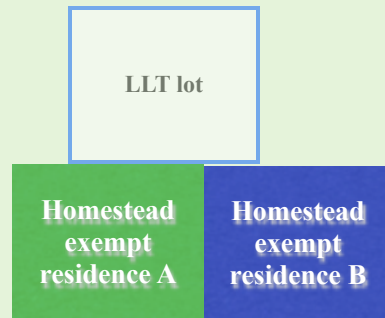
4th Tier (right of refusal)

- If an LLT property is not completely sold amongst the owners of the adjacent side lot properties, then the owner of the domiciled homestead exempt (owner-occupied) property that shares more than half of a rear lot line with an LLT lot has “claim” to the LLT lot and may:
 - Purchase the entire LLT lot, or
 - Not purchase any portion of the lot.
 - An rear adjacent owner does not have the option of purchasing a half lot.

Situation 1

Possibility

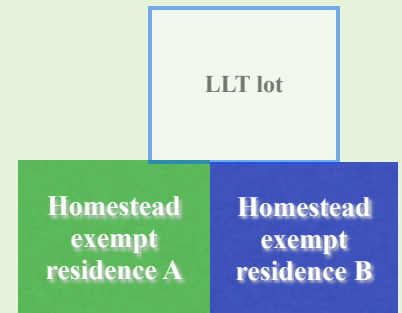
Only “A” could purchase only the whole LLT lot



Situation 2

Possibility

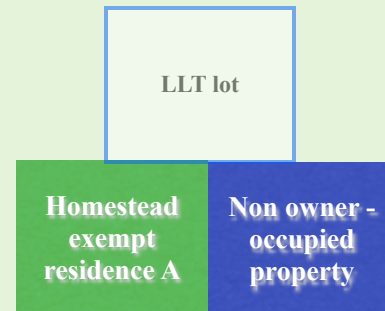
Only “B” could purchase only the whole LLT lot



Situation 3

Possibility

Only “A” could purchase only the whole LLT lot



Situation 4

Possibility

Neither could purchase the LLT lot

