



## Lemoyme Borough Curb and Sidewalk Repair Loan Program

### Purpose:

Lemoyme Borough Council is establishing this loan program policy in an effort to assist property owners faced with a large expense associated with curb and sidewalk replacement/repair, as defined in the Lemoyme Borough Capital Improvement Plan dated September 27, 2022, to address Code violations related to sidewalks and curbs by providing residents/property owners with the ability to reimburse the Borough for this work in a reasonable timeframe.

### Payment Arrangement Terms and Conditions for Approval:

1. When Code violations occur associated with sidewalks and curbs, property owners are notified of the need to bring the violation into compliance.
2. Property owners have the option of privately contracting for the work to be done according to Borough specifications, or they may have the work done by the Borough's contractor when one has been hired by the Borough.
  - a. In those situations where the Borough has designated a specific contractor, that contractor must be used in order for the property owner to be eligible to apply for a loan from the Borough.
    - i. When the property owner uses the Borough's contractor and where the property owner is unable to reimburse the entire cost of the improvements to the Borough within 45 days of invoicing, the property owner will become eligible to apply for a loan.
    - ii. If the property owner uses a private contractor not selected by the Borough, this loan program will not apply.
3. The Borough will offer loans up to \$10,000 towards (consider lowering to \$7,000.00) Capital Improvement Plan repairs/replacement for curbs and/or sidewalks. If the price exceeds the funding provided, the property owner is responsible for the difference. Please note: The Borough reserves the right to limit loan amounts from year to year or to limit the number of loans approved.
4. Loans for approved repairs are available to qualifying residents/property owners including single-family and multi-family dwellings as well as mixed use commercial properties containing residential rental units. There is no income limit. All loans are issued at an interest rate of 4%. (See eligibility requirements below.)

5. The Borough will prepare a promissory note between the property owner and the Borough which outlines the loan repayment term. In the event of a loan default, the Borough will file a lien against the property. Default includes missed payments.
6. If, after 60 days from the date of the initial invoice, such invoice is not paid in full or a loan has not been applied for and approved, a 10% penalty will be added to the invoice total, and a lien filed against the property.
7. In no instance will a promissory note be extended beyond a 36-month period for repayment.

## **Program Eligibility**

To be eligible for consideration under this loan program:

- The property must be located wholly in the Borough of Lemoyne.
- The applicant must be the property owner.
- Proof that all taxes and municipal utilities have been paid and are up to date must be submitted.
- A copy of the deed, a declaration page and proof that property insurance is paid must be provided.
- Proof that any mortgage/home equity (liens) are paid to date is required.
- The property must meet and be compliant with all code requirements except for those related to curbs and sidewalks.