



Fact Sheet Property Value Protection Program for Mill Seat Landfill Neighbors

Monroe County (County), as the owner and permittee of the Mill Seat landfill, has a Property Value Protection Program to guarantee property values for neighbors of the Mill Seat Landfill.

How do I know if I am eligible?

All lands included in Property Value Protection Area as show in the map attached are eligible, except:

- Lands that are zoned for commercial and/or industrial use
- Any property for which the owner has already obtained compensation for devaluation*

How can I receive compensation?

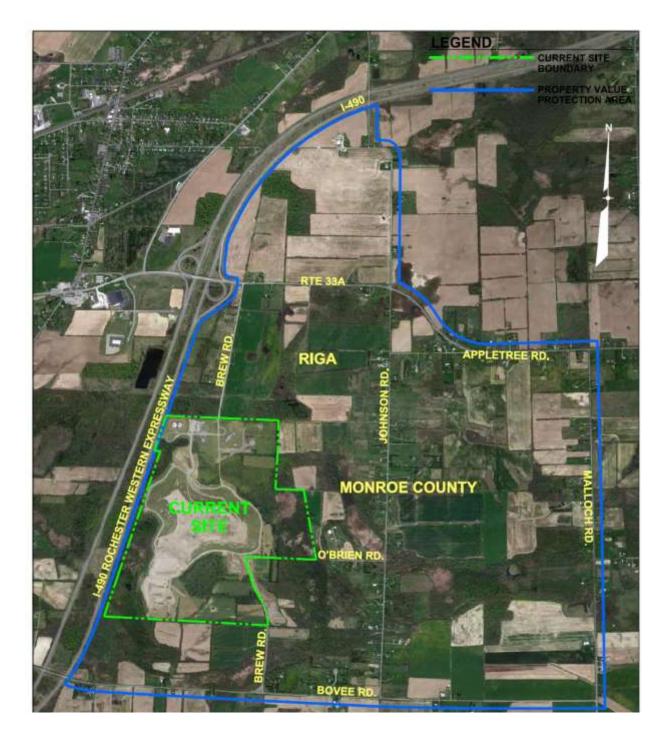
The owner and the County need to take the following steps in the process of selling the owner's eligible lands. Please note that this is a summary of the process. For a full description, see the Mill Seat Landfill Community Benefits tab on the Town of Riga's website at www.townofriga.org.



- Before listing or offering eligible property for sale, owner notifies Monroe County Real Estate Division of intentions to sell in writing.
- Failure to notify the County may result in disqualification of the property from the program.
- An appraiser is selected from the approved list in rotation and provides owner with copy of 1st appraisal (County pays for appraisal.)
- •Owner may accept 1st appraisal or notify County that the appraisal is rejected. Then, a second approved appraiser is selected from the approved list and provides 2nd appraisal (Owner pays for appraisal.) If the difference in appraisals is 20% or less, then the average of the two appraisals shall become the established appraisal.
 - •Owner multiple lists the property for at least 6% above the Established Fair Market Value and provides County with copy of listing contract.
- •Owner provides County 15 days advance written notice of closing date, copies of all written offers, and the Broker's Affidavit.
- •When property sells, owner receives compensation from County after closing on property and recording of the deed. Property is then released from program.
- •Owner may lower price after 45 days. If a residence has been multiple listed and has not sold after 4 months between February and October, the owner may elect to revise the appraisal value.

1/15/2014

^{*}Should Monroe County receive the landfill expansion permit that it is currently seeking, the program will reset and all current home owners in the Property Value Protection Area will be eligible, regardless of whether or not the previous owner of your home received compensation from the program.



Compensation Example:

If a property has an Established Hypothetical Market Value (fair market value if landfill had not been constructed) of \$100,000 and an Established Fair Market Value of \$80,000, the following compensation could be paid to the home owner:

Sale Price	Compensation Amount
\$100,000	0
\$90,000	\$10,000 plus \$5,000
\$80,000	\$20,000
\$79,000	\$20,000
\$75,000	\$20,000 plus \$2,000

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