

**CITY OF TUSCALOOSA HISTORIC PRESERVATION COMMISSION  
Planning and Development Services**

**CERTIFICATE OF ECONOMIC HARDSHIP**

**PHONE # 248-5110**

**FAX# 349-0136**

**HPC # \_\_\_\_\_**

Address of Property: \_\_\_\_\_

Historic District where property is located: \_\_\_\_\_

Owner: \_\_\_\_\_ telephone: \_\_\_\_\_

Applicant (if different from owner) \_\_\_\_\_ telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Tax parcel Number (s): \_\_\_\_\_

Architect: \_\_\_\_\_ telephone: \_\_\_\_\_

Contractor: \_\_\_\_\_ telephone: \_\_\_\_\_

**ALL APPLICATIONS MUST INCLUDE THE NAMES AND ADDRESSES OF ALL  
ADJACENT PROPERTY OWNERS**

**Exhibits required with application:**

- Costs estimates of the proposed construction, alteration, demolition, or removal, and an estimate of the additional cost(s) that would be incurred to comply with the conditions of approval and issuance of a Certificate of Appropriateness.
- A report from registered Architect or Engineer with experience in rehabilitation as to the structural soundness of the building, or any structures on the property and their suitability for rehabilitation.
- Estimated market value of the property in its current condition: estimated market value after completion of proposed construction, alteration, demolition, or removal in accordance with the Certificate of Appropriateness; and, in the case of a proposed demolition, after renovation of the existing property for continued use.
- The marketability of the property for sale or lease, considered in relation to any listing of the property for sale or lease, and the price asked and offers received, if any within the previous two (2) years. This determination can include affidavits and relevant documents regarding:
  - (1) Any real estate broker or firm engaged to sell or lease the property:
  - (2) Reasonableness of the price or rent sought by the applicant: and
  - (3) Any advertisements placed for the sale or rent of the property by the owners or applicant.
- Comments and /or reports from any community organizations, preservation groups, other associations and private citizens that wish to comment on a submission made under the financial hardship provision: and
- Written statement explaining the extent to which the owner is responsible for his or her own economic hardship, if any, such as the owners's failure to:
  1. Perform normal maintenance and repairs
  2. The failure to diligently solicit and retain tenants
  3. The failure to prescribe a rental amount which is reasonable
  4. The failure to provide normal tenant improvements
  5. The owner's purchase of the subject property after the enactment of the relevant provisions of Section V-P of the City of Tuscaloosa Historic Preservation Ordinance 6590, without making said purchase contingent upon the owner's first obtaining the approvals required by said Ordinance.

If the Commission makes an initial determination that, the applicant has presented a case, which establishes substantial economic hardship, but finds that reasonable alternatives may exist, which should be addressed by the applicant; the Commission, in cooperation with the City and the owners, may explore alternatives that will assure reasonable use of the property. The alternatives may include, but are not limited to loans, or grants from public sources, acquisition by purchaser or eminent domain, relaxation of the provisions of Section V of the City of Tuscaloosa Historic Preservation Ordinance 6590, to allow reasonable use of the property.

***Burden of Proof. The burden of proof rests on the applicant to show that Compliance of a Certificate of Appropriateness will result in Substantial Economic hardship.***

**2015 Deadline and meetings dates**

Public hearings for the City of Tuscaloosa Historic and Preservation Commission will be held in the City Council Chambers, City Hall at 5:00 pm.

<b><u>DEADLINE (BY 12 NOON)</u></b>	<b><u>MEETING DATES</u></b>
December 17, 2014*	January 14, 2015
January 21	February 11
February 18	March 11
March 18	April 8
April 22	May 13
May 20	June 10
June 17	July 8
July 22	August 12
August 19	September 9
September 23	October 14
October 21	November 9**
November 18	December 9

\* Date changed to accommodate the Christmas holidays.  
\*\*Date changed to accommodate the Veterans Day holiday.

**Fees**

Repairs and remodeling of existing buildings.....	\$50.00
New Construction and additions.....	\$50.00
Demolitions permit.....	\$50.00
Signs.....	\$10.00
Certificate of Economic Hardship.....	No fee
Minor work or routine maintenance .....	No fee

***Certification of Applicant***

I hereby certify that I have read and examined this application and known the same to be true and correct. I understand that consideration of this application is based upon the correctness of the information I have supplied and that any permit(s) granted may be revoked upon finding by the Tuscaloosa Historic Preservation Commission that any relevant information supplied on or with application is substantially incorrect. I further understand than only complete applications including all required exhibits, and fees are considered by the commission and must be received by Planning and Development Services Department by the scheduled deadline in order to be placed on the agenda.

It is my understanding that a Certificate of Appropriateness shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date