



HISTORIC PLANNING COMMISSION

CERTIFICATE OF ECONOMIC HARDSHIP

Last Updated, April 2021

Please complete all of the following required fields:

Property

Address of premises affected: _____ Historic District: _____
Owner Occupied [] Renter Occupied [] Estimated Costs: _____

Owner

Name: _____ Phone: _____ Email: _____
Address: _____

Applicant (if different from owner)

Name: _____ Phone: _____ Email: _____

Contractor or Architect

Name: _____ Phone: _____ Email: _____

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 the application is substantially incorrect. I further understand that only complete applications including all required exhibits, and fees are considered by the commission and must be received by the City of Tuscaloosa's Office of Urban Development, Planning Division 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 the date of issuance. Certificates of Appropriateness shall be issued for a period of eighteen (18) months and are renewable.

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 the purchaser or eminent domain, or relaxation of the provisions of Section V of the 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.

Applicant: _____ Date: _____

PLEASE SUBMIT AN ELECTRONIC COPY OF THIS AND ANY NECESSARY SUPPORTING MATERIALS TO:

Office of Urban Development: 2201 University Boulevard, Annex III, 3rd FL Email: hpc@tuscaloosa.com
Planning Division Tuscaloosa, AL 35401

Please review the following information prior to application submission:

2021 Meeting Dates & Deadlines:

DEADLINE (by 12 pm)	Meeting Date
December 16, 2020	January 13, 2021
January 20, 2021	February 10, 2021
February 17, 2021	March 10, 2021
March 17, 2021	April 14, 2021
April 21, 2021	May 12, 2021
May 19, 2021	June 9, 2021
June 16, 2021	July 14, 2021
July 21, 2021	August 11, 2021
August 18, 2021	September 8, 2021
September 15, 2021	October 13, 2021
October 20, 2021	November 10, 2021
November 17, 2021	December 8, 2021

Fee Schedule:

Repair / Remodeling of Existing Building(s)	\$50.00
New Construction or Addition(s)	\$50.00
Demolition(s)	\$50.00
Sign(s)	\$25.00
Certificate of Economic Hardship	No Fee
Minor Works or Routine Maintenance	No Fee

REQUIRED Application Materials:

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.

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.

REQUIRED Application Materials (cont.):

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: and

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 in selling or leasing the property;
- (2) Reasonableness of the price or rent sought by the applicant: and
- (3) Any advertisement placed for the sale or rent of the property by the owners or applicant.

Written statement explaining the extent to which the owner is responsible for his or her own economic hardship, if any, such as the owners' 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.