



FREDERICK PLANNING

HISTORIC PRESERVATION COMMISSION Request for Economic Hardship

The term "economic hardship" is a legal term that has relevance to historic preservation law. Economic hardship may be claimed if rehabilitation of a property will pose undue financial hardship and the level of rehabilitation required is so extensive and costly that it could be construed as a "taking." Economic hardship is not related to the income or wealth of the applicant, nor is it applicable when a property owner has willfully neglected his or her property. Economic hardship is applied very sparingly in most historic districts, including the Frederick Town Historic District. A Request for Economic Hardship may not be submitted until your original HPC application is denied.

INSTRUCTIONS: Incomplete applications will not be reviewed. Submit 15 copies of the application and required attachments on or before the application dead-line. Submission packets must be collated. The Commission may request other information specific to the project.

PROJECT INFORMATION	
Site Address:	HPC Case #:
OWNER/AGENT INFORMATION	
Contact Name:	
Firm/Company:	
Address:	
Phone:	Email:
CHECKLIST OF REQUIRED DOCUMENTATION	
<input type="checkbox"/> Statement of why economic hardship is being claimed and form of ownership of the property. <input type="checkbox"/> Cost of the proposed demolition or removal. Attach estimates. <input type="checkbox"/> A report from an engineer licensed in the State of Maryland addressing the structural soundness of the structure and its potential for rehabilitation. Any dangerous conditions must be identified. <input type="checkbox"/> An appraisal of the fair market value of the property to be determined by a qualified expert. <input type="checkbox"/> Most recent assessed value of the property and real estate taxes. <input type="checkbox"/> An itemized breakdown from an architect or contractor experienced in rehabilitation regarding the economic feasibility of rehabilitation of the building or structure proposed for demolition. <input type="checkbox"/> Amount paid for the property, the date of purchase, and the party from whom it was purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any items of financing between the seller and buyer. Remaining balance on any mortgage, trustees or other financing secured by property owner and annual debt service, if any, for the previous two years. <input type="checkbox"/> If the property is income-producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the past two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period. <input type="checkbox"/> Price asked and offers received, if any, within the previous two years.	

Property Owner or Agent Signature

Date