



REQUEST FOR ECONOMIC HARDSHIP Historic Preservation Commission

The term “economic hardship” is a legal term that has particular 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.

HPC Case #:

Please explain why economic hardship is claimed. Use additional sheets, if necessary.

CHECKLIST OF REQUIRED INFORMATION

*The application will **not** be considered complete until all required information has been submitted. Digital submissions are not accepted at this time. Applicants will be notified if submitted material is inadequate. **The Commission may request other information specific to the project. Fifteen (15) copies of each item are required.***

Check if item is complete.

- Form of ownership of the property
- Cost of the proposed demolition or removal. Attach estimates.
- 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.
- An appraisal of the fair market value of the property to be determined by a qualified expert.
- Most recent assessed value of the property and real estate taxes.
- 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.
- 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.
- 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.
- Price asked and offers received, if any, within the previous two years.