

City of Orange Mills Act Highlights & Benefits

HIGHLIGHTS

- CONTRACT TERM IS 10 YEARS
- PROVIDE FOR THE PRESERVATION OF A QUALIFIED HISTORIC PROPERTY AND, WHEN NECESSARY, RESTORATION AND REHABILITATION
- PERIODIC INSPECTION OF THE SUBJECT HISTORIC PROPERTY
- CONTRACT IS BINDING ON SUCCESSORS IN INTEREST IN THE PROPERTY
- CITY CAN REQUIRE PROPERTY OWNER TO PAY A FEE "NOT TO EXCEED THE REASONABLE COST OF ADMINISTERING THE PROGRAM" (GOVERNMENT CODE 50281.1)

BENEFITS

- REDUCTION IN PROPERTY TAX
- INCREASES LIKELIHOOD OF PRESERVATION
- ASSURES MECHANISM TO AVOID DETERIORATION
- PROVIDES MECHANISM FOR REHABILITATION
- CAN ENCOURAGE SENSITIVE HOME BUYERS TO PURCHASE DESIGNATED HISTORIC STRUCTURES
- MEETS THE GOALS OF THE HISTORIC PRESERVATION ELEMENT OF THE 1983 GENERAL PLAN
- VISUALLY IMPROVES THE PHYSICAL ENVIRONMENT OF THE COMMUNITY