

MUNICIPALITY OF CHIAROMONTE

COMUNE DI CHIAROMONTE

RULES ON THE RECOVERY AND VALORISATION OF PROPERTIES LOCATED IN THE MUNICIPAL TERRITORY "*CASE A UN EURO*" ("HOUSES FOR ONE EURO")

Approved by Municipal Council Resolution No. 28 of the 07.07.2022

Article 1 - Purpose

This project initiative called "*Case a un euro"* aims at the recovery and valorisation of the properties located in the Municipality of Chiaromonte, at returning them to their function, primarily housing, in order to recover and stem the depopulation phenomenon.

The aims of overriding public interest that the Municipality of Chiaromonte pursues with the following regulation are:

a) Urban renewal and redevelopment of the historic centre, heritage of considerable public interest and architectural beauty; rationalisation and acceleration of procedures of recovery, consolidation and rehabilitation of structures, roads and areas in the historic centre, also with complementary public urban regeneration. Additionally, elimination of possible risks to public safety arising from the danger of collapse of some dilapidated dwellings, also by means of demolition of buildings that are not sold or of little interest, agreed with conservation bodies, but which prove useful for the recovery of spaces to be used for green areas or for parking spaces (compatibly with the regulations in force);
b) Revitalisation of the historical part of the village, returning it to its historical function as a propulsive centre of life, culture and activitieś, and encouraging the residential settlement of families (primarily young couples or underprivileged families), of tourist-accommodation activitieś and shops or craft workshops. Economising the costs of recovery, redevelopment, restoration, urban redevelopment and safety of the buildings concerned through the involvement of private individuals, while reducing at the same time overbuilding of territory;
c) Contribute to the socio-economic growth of the village through the recovery of a historical, architectural and urban fabric of vital importance and allow the State, Regional and municipal treasury to obtain appreciable revenue from the recovery of housing and the broadening of the tax base, within their respective spheres of competence;
d) Contributing to the implementation of socio-cultural integration, to be achieved through the extension of the housing and tourist accommodation offer, also to non-residents.

The Municipality of Chiaromonte plays the role of main bearer of the public interests described above and will not have the right to intervene in the negotiations and in the private relationships that will be established between the Seller and the Purchaser, without prejudice to the compliance with the clauses provided for in these regulations towards the protection of the interests involved. Adequate forms of transparency and publicity shall be observed in the procedures for the assignment of properties for the evaluation of competing proposals to purchase the property in accordance with these regulations.

Article 2 – Subject

The subject of this initiative are all properties (buildings) located in the municipal territory of Chiaromonte (PZ), which have these characteristics:

- Privately owned buildings, neither inhabited nor habitable, in obvious conditions of structural, static, hygienic and sanitary degradation conditions, belonging to persons who, lacking economic resources and/or not interested in investing in this resource, express their willingness to join the initiative of the Municipality and dispose of them at a symbolic price, especially for the tax burden on these properties today;
- Privately owned buildings, not inhabited but habitable, which, although not in an obvious condition of structural, static, hygienic and sanitary degradation, belong to individuals who express their willingness to join the municipality's initiative and dispose of them, even at a symbolic price lacking economic resources and/or are not interested in investing in this resource, especially for the tax burden currently weighing on these properties.

Article 3 – Municipality of Chiaromonte

Within the framework of the activities related to the implementation of the Project, the Municipality plays the role of the main bearer of the public interests referred to in Art. 1.
The municipality makes the following commitments:

a) It publishes a specific notice on its online townhall board, in social networks, in public and commercial premises and establishments, and carries out any other possible form of publicity, by allocating sums of money to raise awareness among private owners interested in participating in the initiative. It will attach these regulations to the notice and the forms to be filled out for the participation;
b) Provide advice, clarification, information and collaboration to interested parties on the participation of private individuals in this initiative;
c) It collects the expressions of interest presented by private individuals, provides building description sheets accompanied by any useful information and pictures of the state of the building;
d) the Municipality shall set up the "*Vetrina delle case a un euro*", "One euro houses showcase" in a dedicated section of the Municipality website and/or on a specific website, where the building description sheets of the initiative will be uploaded, including all the useful details and information for interested buyers. It undertakes to sponsor the showcase in social networks and in public and commercial premises and establishments, also by allocating sums and under any other possible form of publicity;
e) It prepares and approves the deeds of assignment of available properties on the basis of the requests received from purchasers that filled up the appropriate list.

In the event that the initiative is successful, the Municipality of Chiaromonte (PZ) reserves the right to consider its intervention in support of the private initiative by means of concessions on local taxes, to be defined later.

Article 4 – Owners

Owners of properties decide and undertake to sell them at a symbolic price in order to contribute to the pursuit of the aims of overriding public interest set out in Article 1 of these regulations.

Owners start the procedure by making their property available to the Municipality with the submission of an expression of interest (see annexes at https://chiaromonte.casa/). Owners will also express their willingness to cede their properties voluntarily, even at a symbolic price, by adhering to and supporting the Municipality's initiative. In particular, the owner of the property shall submit a formal declaration with which:

a) Expresses the willingness to adhere to the public initiative called "*Case a un euro*", approved by the Municipality of Chiaromonte by Resolution No 28 of 07.07.2022 and having the objective of the recovery and urban redevelopment - building and housing revitalisation of the Municipality of Chiaromonte (PZ);
b) Declares that he/she is the owner/co-owner of a property located in Chiaromonte, which he/she will have to locate and identify in the land registration;
c) Manifests its willingness to sell the property at the symbolic price of € 1.00 (one euro) as he/she intends to adhere to and support the public initiative of the Municipality for the recovery of the historic centre of Chiaromonte, subject of these Rules and Regulations. The owner asks, at the same time, to be relieved by the future purchaser of the expenses incurred during the period needed to make the property available for the Municipality (local and state taxes and duties) as well as the expenses connected with the regular transfer of ownership of the property however denominated, none excluded;
d) Confirms the willingness to transfer the property at a symbolic price for a period of three years, which is deemed necessary for the Municipality to eventually define and finalise the implementation of the project;
e) Expresses the agreement with the fact that the property on sale will be assigned according to the following priority, in accordance with the indications of the guidelines and compatibly with the purchase applications that will be received:
    a. Housing for young couples or disadvantaged families;
    b. Housing for individuals and/or families;
    c. Housing for tourist purposes (Second homes for holidays);
    d. Structures for tourism and hospitality such as B&B, multi-building hotel, etc.;
    e. Premises used for shops and/or craft workshops (weaving, tailoring, food production etc.);

f) Declares to be aware that the Municipality of Chiaromonte plays the role of main bearer of the public interests described in Article 1 and of guarantor of the compliance with the clauses set out in these guidelines, to protect the interests involved. The owner also declares the understanding of the fact that the Municipality itself has no right to interfere and intervene in the negotiations and, in general, in the private relations that will be established between the seller and the buyer as they are outside the scope of institutional purposes.

Article 5 – Implementing actors

Purchasers/implementers are those who express their interest in purchasing and implementing the renovation and restoration of the buildings made available by private owners referred to in Article 3 of the Regulation.

Such buyers may be:

a) Private Italian, EU and non-EU citizens, also in associated form, who are interested in the renovation of properties for residential and/or tourist use by their families;
b) One-person companies, agencies and cooperatives whose corporate purpose includes the realisation and management of buildings for tourism and hospitality;
c) One-person companies, agencies and cooperatives whose corporate purpose includes the realisation and sale of buildings for residential purposes;
d) Craft and/or commercial companies that are interested in the renovation of buildings and properties for settlement use for their business activity (shops and/or craft workshops for weaving tailoring, production, agribusiness, etc.);
e) Associations (cultural, music and sporting, etc.) and any other non-profit organisation that is interested in the renovation of buildings and properties as the headquarters of their statutory activities.

For private individuals, it is sufficient to be an Italian, EU or non-EU citizen.

Other entities must meet the general and specific requirements of the legal form they belong to, for example: registration with the Chamber of Commerce for purposes as specified above, they have to comply with current provisions on social security and welfare contributions, taxes and not be subject to bankruptcy proceedings, or articles of association or registration on special lists (cooperatives and associations).
In particular, purchasers/implementers are those who, by submitting the expression of interest (see attachments at https://chiaromonte.casa/), express their willingness to purchase and renovate the buildings made available to the Municipality by the private owners, to join and support the Municipality's initiative and to assume all the burdens under these guidelines on the purchasing/implementing actor.

The Municipality of Chiaromonte exempts from the payment of permit fees, costs for issuing opinions, as well as local taxes on condition that the intervention is concluded within a maximum period of three years from the beginning of the works. The exemption lapses in the event of a request for any extension.

The purchaser shall provide an insurance policy guaranteeing the total amount of the above-mentioned costs (permit fees, expenses for the issue of opinions, local taxes) in the manner detailed below.
This exemption will not be granted if the transfer of the property does not take place at a symbolic price, following agreement between the parties.

The purchaser/implementer of the property must submit a formal declaration stating his personal details and eligibility requirements:

a) He/she expresses his or her willingness to join the public initiative called "*Case a un euro*" approved by the Municipality of Chiaromonte with C.C. Resolution No. 28 of 07.07.2022 and having the objective of the recovery and urban redevelopment - building and housing revitalisation of the Municipality of Chiaromonte (PZ);
b) He/she declares to be in possession of the eligibility requirements provided for in the Rules of the Municipality that has to be indicated and specified in detail;

c) He/she expresses the willingness to purchase the property, marked with the number ____ in the "*Vetrina delle case a un euro*", "One euro houses showcase", at the symbolic price of € 1.00 (one euro) and that he/she adheres to the request of the private owner and will bear the expenses related to the regular transfer of ownership of the property, none excluded;
d) He/she declares that the property purchased will be allocated according to the following priority, in accordance with the indications of the Regulation and its own investment,:
    a. Housing for young couples or disadvantaged families;
    b. Housing for individuals and/or families;
    c. Housing for tourist purposes (Second homes for holidays);
    d. Structures for tourism and hospitality such as B&B, multi-building hotel, etc.;
    e. Premises used for shops and/or craft workshops (weaving, tailoring, food production etc.);

e) He/she undertakes to conclude the purchase agreement with the private seller within 2 (two) months from the formalisation of the agreement, and transmit a copy to the Municipal Authorities;
f) He/she will prepare and transmit the project for the restructuring, restoration, conservative renovation and/or redevelopment of the property acquired to the specific office of the Municipality, in accordance with the regulations in force at the time and according to the chosen destination, within and no later than 3 (three) months from the signing of the purchase contract with the seller;
g) He/she will commence the works within and no later than 2 (two) months from the issue of the building permit or any other enabling act. He/she will complete the works within and no later than 3 (three) years from the start, except for extensions duly motivated and authorised by the Municipality pursuant to Presidential Decree 380/2001 as amended and supplemented;
h) He/she shall enter into a 3-year insurance policy in favour of the Municipality of Chiaromonte (PZ) to guarantee the concessionary charges defined above and to ensure the effective implementation of the investment project and related works. This guarantee must expressly provide for the waiver of the benefit of prior enforcement of the principal debtor, as well as the waiver of the exception set forth in Article 1957, paragraph 2, of the Italian Civil Code. At the same time, the guarantee must provide for the operability within fifteen days upon simple written request by the Municipality. In the event of default by the purchaser/implementer, the Municipality shall forfeit the guarantee and allocate the sums to social infrastructure interventions;
i) He/she declares to be aware that the Municipality of Chiaromonte, in the context of the initiative, plays the role of main bearer of the public interests described in Article 1 and of guarantor of compliance with the clauses set out in these guidelines for the protection of the interests involved and that, in particular, the Municipality has no right to interfere and intervene in the negotiations and in the private relations that will be established between the seller and the purchaser insofar as they are outside the scope of its institutional purposes.

The Municipal Administration will evaluate the possibility of launching an expression of interest in order to identify a general contractor, who can take care of the renovation of the buildings (design, works management, execution of works, testing), on the basis of the demand/supply. This possibility does not prohibit the purchaser from proceeding independently. The recovery of existing attics and basement and underground rooms will be permitted, under the terms of Regional Law No. 8 of 04.01.2002 as amended by Regional Law No. 22 of 07.06.2021.

Article 6 – Fees and expenses

The purchaser shall pay the purchase price of 1,00 euro (one euro) to the seller and shall bear all costs necessary for the transfer of ownership. This shall be without prejudice to the possibility that the purchaser and the seller settle the sale on the basis of different consideration by mutual agreement. The seller shall take upon him/herself the obligations and burdens regarding the resolution of all practices inherent to the transfer of ownership (by inheritance or testamentary succession) and for the redaction od a file registering the history of the building, to be then presented to the Municipality together with the acts of design and redevelopment works.

Article 7 – Technical report

The expression of interest must be accompanied by a brief technical report about the recovery proposal which is meant to be implemented, indicating the type of intervention linked to the priorities defined by the Municipal Administration, i.e. the intended use of the recovered property and the building intervention necessary for the definition of the works.

The Municipality of Chiaromonte (PZ) has the right to request clarifications or additional information if necessary for the correct evaluation of the proposals.

Article 8 – Criteria for the allocation

The Municipality will apply the chronological order in which the expressions of interest are received from the Municipality's, as a general criterion for the allocation of the properties to the interested parties.

Except in special circumstances, the expression of interest by the purchaser/implementer must refer to a single property displayed in the "Showcase". The possibility of indicating more than one property is allowed when this is strictly connected to the recovery project proposal that the purchaser intends to submit (e.g. hotel or multi-building B&B).

Article 9 – Transitional and final provisions

The public notice regarding the Municipal initiative "*Case a un euro*", "Houses for one euro", is open and can be used until exhaustion of sales proposals received. The duration is determined in 3 years, at the stage of first publication.

The Municipality reserves the right to amend or supplement these regulations if necessary to regulate new aspects or critical issues related to the implementation of the initiative. No rectification or amendment shall be such as to lead to changes in acquisitions which are already completed or formally started.

Should disputes of a legal nature arise between the parties, the Municipality undertakes to carry out appropriate attempt to settle the dispute amicably. In the event that the attempt at conciliation is unsuccessful, each party shall be free to take ordinary legal actions.



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