

# Adopt-A-Lot Program

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## About the Program

The Omaha Municipal Land Bank (OMLB) Adopt-A-Lot program allows residents, businesses, school groups, civic or non-profit organization, or neighborhood groups to steward and care for an OMLB-owned vacant lot in their community without the burden of taxes or other financial obligations that come with ownership. Participants can create a peaceful and enjoyable space for everyone to share. Adopting a vacant lot can improve living conditions in your neighborhood and helps Omaha become a more beautiful and productive place to live for everyone!

## What to know before applying

- Anyone interested in adopting a property must complete and submit an application. All applications subject to OMLB approval.
- Approved applicants will receive a one-year license to temporarily maintain and utilize the property for permitted projects outlined in their license granted by OMLB.
- Review the application on the website to familiarize yourself with the questions.
- Review the permitted and prohibited uses for Adopt-A-Lot properties prior to applying. (See back)
- Review the list of available OMLB Standard Inventory properties on our website.
- Conduct due diligence. All applicants should research the property by visiting the lot and contact City Planning to verify that your intended use is permitted under City zoning regulations. Application requires photo from public right of way.
- Applications will be reviewed biweekly until all spots in the program are filled.
- Still have questions about the program? Contact our office at 402-800-1247 to speak with our team.

## What to know once approved

- ADOPTED LOTS REMAIN UNDER THE OWNERSHIP OF THE OMAHA MUNICIPAL LAND BANK. The Licensee is granted the privilege of usage of the lot and required to pay a one-time \$25.00 licensing fee.
- Licensees will be required to enter into a hold-harmless agreement releasing OMLB of any liability that may arise from the maintenance of the lot.
- Provide a Waiver of Subrogation and proof of Limited Liability Insurance – Certificate of Insurance (COI).
- Quarterly inspections will be performed by OMLB to verify compliance with regulations. Adopted lots found to be in noncompliance will result in the revocation of the Licensee's privilege.
- Complete a mandatory orientation is required.

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## What to know once approved cont.

- Omaha Municipal Land Bank will host optional Lunch and Learn events as well as an end-of-the-season community celebration.
- The subject property will remain listed on the website for transparency purposes.
- If during the term of the license a third party applies to purchase the licensed property, the Licensee shall be provided notice of the application and should the Licensee wish to apply to purchase the licensed property then Licensee shall be given 30 days from the date of notice to apply to purchase the licensed property. The Licensee's qualified application shall be given priority.
- If the Licensee chooses not to apply to purchase the licensed property, any other approved applicants will be bound by the Adopt-A-Lot license agreement terms and conditions.

## Permitted Uses

- Garden Beds
- Raised Garden Beds
- Art Installations
- Flowerpots
- Pocket Parks

## Prohibited Uses

- Parking of ANY type of vehicle
- Installation of ANY type of permanent structure
- Tree planting
- Housed or roam free pets/animals
- Storage of large piles of compost
- NO private business of any type
- NO religious services
- NO unapproved parties/gatherings
- Consumption of alcoholic beverages
- No renting, leasing, or subletting of the adopted property is permitted. License is non-transferable.
- Removal of any signage installed by the Omaha Municipal Land Bank

## How to Apply

Complete an application on our website, [omahalandbank.org](http://omahalandbank.org).