



**DETROIT LAND BANK**  
AUTHORITY  
**BuildingDetroit.org**

**DETROIT LAND BANK AUTHORITY**  
Veterans Discount

## Veterans Discount Policy

### I. Discount

A 50% discount will be given on auction properties sold by the Detroit Land Bank Authority (the "DLBA") to eligible veterans of the United States armed forces (each, a "Veteran Discount Purchaser"). Full benefits shall vest after an eligible Veteran Discount Purchaser holds the discounted property for three years.

### II. Eligibility

Each Veteran Discount Purchaser must be a person who served in the active military, naval, air, or space service, and who was discharged or released therefrom under conditions other than dishonorable. A Veteran Discount Purchaser must satisfy the eligibility requirement on the date that the discounted property is transferred to them by the DLBA.

### III. Three Year Ownership Requirement

In order to realize the full value of the 50% discount, a Veteran Discount Purchaser must continue to own the discounted property for three years. If a Veteran Discount Purchaser sells the discounted property in less than three years, such Veteran Purchaser must pay to the DLBA a percentage of the profits realized in that sale, as follows:

- if the sale occurs in the first 12 months after the closing, pay 75% of the profits;
- if the sale occurs between 12 and 24 months after the closing, pay 50% of the profits; or
- if the sale occurs between 24 and 36 months after the closing, pay 25% of the profits.

"Profits" is defined as (i) the price at which the Veteran Discount Purchaser sold the discounted property, minus (ii) the discounted price paid to the DLBA for the original purchase, and minus (iii) the documented expenses incurred in rehabilitating the discounted property.

### IV. Other Requirements

The following requirements apply to all sales of properties to Veteran Discount Purchasers:

1. All eligibility and other requirements that apply under the DLBA's rules and procedures for auction sales will apply to a Veteran Discount Purchaser. This includes, but is not limited to, the requirement that the property be rehabilitated and occupied within six months, or nine months in the case of a designated historic property.
2. Neither a Veteran Discount Purchaser, nor any legal entity in which that purchaser has an ownership interest, can have unpaid delinquent property taxes on properties located in Wayne County, or have lost property to back taxes in Wayne County in the last three years.
3. Neither a Veteran Discount Purchaser, nor any legal entity in which that purchaser has an ownership interest, can have material unresolved blight or code violations in the City of Detroit.

4. The Veteran Discount Purchaser cannot have won a previous DLBA auction or contracted for any other DLBA property purchase and then failed to make the down payment, close on the purchase, or satisfy the conditions of bringing the property up to code and having it occupied within the required period.
5. The discounted property must be purchased by an individual and cannot be purchased by a corporation, limited liability company, joint venture, or other legal entity.
6. After completing the auction property rehabilitation requirements and submitting proof of rental registration to the DLBA, the discounted property may be transferred to a single member limited liability company.

V. Applying for Discount

Anyone seeking to qualify as a Veteran Discount Purchaser must register on the [buildingdetroit.org](http://buildingdetroit.org) website and select, " Veteran Discount Purchaser" at the time of registration. All Veteran Discount Purchasers must be verified by presentation of completed form DD214 or service letter from the Department of Veteran Affairs.