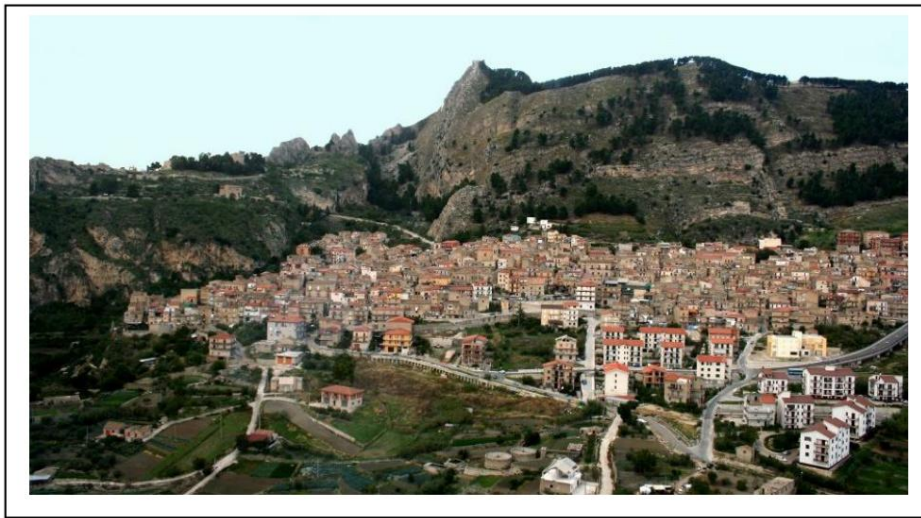


MUNICIPALITY OF CASTRONOVO DI SICILIA

Metropolitan City of Palermo



Approved by GC resolution no. _____

of the _____

REGULATION FOR THE EASY TRANSFER OF UNINHABITED PROPERTIES -

“HOUSES FOR ONE EURO”.

Article 1

PURPOSE OF THE REGULATION

This Regulation aims to reclaim and enhance the properties located in the town center, restoring them to their former function, primarily residential, in order to recover or, at the very least, stem the depopulation phenomenon that the Municipality of Castronovo di Sicilia has been experiencing for many years and which has led to a significant decline in population. This allows those who participate in the initiative to contribute, each in their own way, to the achievement of a primary public interest: the recovery of the urban-building fabric of our center and its revitalization of residential, commercial, and artisanal activities.

The objectives of pre-eminent public interest that the Municipality intends to pursue with this Regulations are:

- a) Urban and architectural recovery and redevelopment of the residential center, a heritage of significant public interest and unique architectural beauty; streamlining and expediting recovery, consolidation, and redevelopment procedures, including possible complementary public urban redevelopment projects on structures, roads, and public areas in the historic center;
- b) Revitalization of the historical part of the town, restoring it to its function as a driving force of life, culture and activity, encouraging the settlement of families, tourist-accommodation activities and shops or artisan workshops, saving money through the involvement for private individuals, the costs of recovery, redevelopment, restoration, urban redevelopment and safety of the properties concerned and at the same time reducing the concreting of the territory;
- c) Contribute to the socio-economic growth of the country, through the recovery of a historical, architectural and urban fabric of vital importance and allow the State, Regional and Municipality to obtain appreciable revenues, of their respective rights, deriving from housing recovery and the expansion of the tax base;
- d) Contribute to the implementation of socio-cultural integration, to be achieved through the extension of housing and tourism-accommodation options, including to non-residents.

In the context of the activities related to the implementation of the "One Euro Homes" project, the Municipality acts as the primary representative of the public interests described above and is not, and will not, have the right to intervene in the negotiations or, in general, in the private relationships that will be established between the seller and the buyer, without prejudice to compliance with the clauses set forth in these Regulations to protect the interests involved. The property allocation procedures will be subject to adequate transparency and publicity, also in relation to the objective of evaluating competing offers for the purchase of the properties in accordance with the specific provisions of these Regulations.

Article 2 SUBJECT OF THE REGULATION

The subject of this Regulation are all the properties (buildings) located in the town centre of Castronovo di Sicilia as delimited by the current urban planning instrument, which have the following characteristics:

- Privately owned buildings, uninhabited and uninhabitable, in obvious structural, static, and sanitary disrepair, owned by individuals who, lacking financial resources and/or uninterested in investing in these assets, have expressed their willingness to join the Municipality's initiative and dispose of them, even at a nominal price, especially given the current tax burden on these properties;
- Privately owned, uninhabited but habitable buildings that, while not in obvious structural, static, or sanitary conditions, belong to individuals who, lacking financial resources and/or uninterested in investing in these assets, have expressed a willingness to join the Municipality's initiative and dispose of them, even at a nominal price, especially given the current tax burden on these properties;

Article 3 PROPERTY OWNERS AND THE RELATED OBLIGATIONS

The owners of properties located in the residential area play a fundamental role and are of decisive importance in the implementation of the "One Euro Houses" project, as they are the ones who, holding ownership rights to the properties, decide and undertake to sell them at a symbolic price in order to contribute to the pursuit of the objectives of pre-eminent public interest previously detailed in Article 1 of this Regulation.

In particular, they are those who, with the presentation of the expression of interest that will be prepared by the Technical Sector in compliance with the contents of this Regulation, initiate the procedure by making their property available, expressing the will to sell it voluntarily, even at a nominal cost, by joining and supporting the Municipality's initiative. Specifically, the property owner must submit a formal declaration stating:

- A) Expresses its willingness to join the public initiative called "1 Euro Houses" approved by the Municipality of Castronovo di Sicilia and having the objective of the urban and building recovery and redevelopment as well as the residential revitalization of the urban center of Castronovo di Sicilia;
- B) Declares to be the owner of a property located in Castronovo di Sicilia, within the residential center, which he/she will have to locate and identify in the land registry; in the case of co-ownership, the expression of interest must be signed by all co-owners;
- C) Expresses the desire to sell the property at a symbolic price as he/she intends to thereby join and support the Municipality's public initiative for the redevelopment of the residential center covered by this Regulation and requests, at the same time, in relation to this act of generosity, to be relieved by the future purchaser of all expenses, without exception, connected to the regular transfer of ownership of the property (notary, tax, transfer, succession, even late, etc.);
- D) Confirms the availability to sell at a symbolic price for a period of 3 years

This is considered the minimum time necessary to potentially define and perfect the implementation process for the intervention: once this deadline has expired, without any purchase proposal having been received, it will be necessary to submit a new expression of interest;

E) Expresses the potential desire, in accordance with the provisions of this Regulation and consistent with the purchase requests received, that the property he/she intends to sell be assigned according to one or more of the following priorities: Housing for young couples or disadvantaged families; Housing for single individuals and/or families; Housing to be used as second homes; Tourism-receptive facilities (B&Bs, Albergo diffuso, etc.); Premises for shops and/or artisan workshops (weaving, tailoring, agri-food production, etc.); Headquarters for cultural, musical, sports associations, and other non-profit organizations (ONLUS);

F) It is hereby declared that the Municipality of Castronovo di Sicilia is aware of the fact that, within the scope of of the initiative, plays the role of main representative of the public interests described in Article 1 and of guarantor of compliance with the clauses set out in this Regulation to protect the interests involved and that, in particular, the Municipality itself has no right to intervene in the negotiations and in general in private relationships that will be established between seller and buyer as they go beyond the institutional purposes of the Institution.

Article 4

THE MUNICIPALITY OF CASTRONOVO DI SICILIA AND ITS OBLIGATIONS

In the context of the activities related to the implementation of the project, the Municipality plays the role of principal representative of the public interests described above in Article 1. In this capacity, the Municipality assumes the following commitments:

1) Publish a specific notice on your website, on social networks, in public and commercial premises and businesses and carry out any other possible form of advertising in order to raise awareness among private owners interested in participating in the initiative, attaching this document to the notice.

Regulations and forms to be filled out for participation;

2) Provide clarification, information and collaboration to interested parties regarding participation to this initiative;

3) Collect expressions of interest submitted by private individuals and prepare building fact sheets, complete with all relevant information and photographs of the property's condition. Should the documentation provided by the private individual reveal evidence of abuse or the commission of crimes, the Municipality will be required to report the matter and implement the measures governed by current legislation.

4) Create a "One Euro Home Showcase" in a dedicated section of the institutional website, featuring information on the properties participating in the initiative, including all the information and contact details for interested buyers;

5) Commit to advertising the shop window on social networks, in public and commercial premises and businesses and with any other possible form of advertising;

- 6) In order to broaden the audience of those participating in the initiative, undertake to produce a translation of this Regulation and the forms in English;
- 7) Prepare and approve the assignment documents for available properties, based on requests received from buyers, and approve any rankings for the assignment of the properties themselves, if deemed necessary based on the provisions issued, and particularly when multiple buyers are interested in the same property.

The Municipality of Castronovo di Sicilia reserves the right to evaluate, in the presence of availability of adequate Financial resources specifically allocated in the budget, the opportunity to support private initiatives through the approval of a specific program for co-financing the costs of renovating facades and elevations, taking into account the number of redevelopment projects in the streets and squares of the residential center, which contribute to the success of the initiative.

For the above purposes, the Municipality may enter into agreements and/or memoranda of understanding with public or private entities or professionals who, on a voluntary and non-exclusive basis, wish to collaborate in the implementation of the initiative.

Article 5

THE BUYERS/ACTUATORS OF REAL ESTATE AND RELATED OBLIGATIONS

1. Purchasers/implementers are those who express their interest in purchasing and carrying out renovation and recovery works on properties made available by the private owners referred to in the previous Article 3 of this Regulation.

Such buyers may be:

- a) Individual firms, Agencies, Companies, Cooperatives etc. which have in their object social the construction and management of properties for tourist-accommodation purposes;
- b) Individual firms, Agencies, Companies, Cooperatives etc. which have in their object social the construction and sale of properties for residential purposes;
- c) Private Italian, EU, and non-EU citizens, including associations, who are interested in renovating properties for residential, commercial, artisanal, or tourist/hospitality purposes;
- d) Artisan and/or commercial businesses interested in renovating their properties for use as business premises (shops and/or artisan workshops for weaving, tailoring, agri-food production, etc.);
- and) Cultural, musical, and sports associations, and other non-profit organizations (ONLUS) interested in renovating properties as their headquarters for carrying out their statutory activities.

2. The subjects referred to in the previous point will be able to submit an application for the assignment of the properties if you meet the following requirements:

- a) Legal entities or companies:

- be registered with the Chamber of Commerce for purposes related to the subject of this Regulation;
- be in compliance with current provisions regarding welfare and social security contributions (INPS, INAIL, etc.);
- not be subject to the bankruptcy procedures referred to in Royal Decree 16 March 1942, no. 267 and subsequent ones modifications or additions;
- the absence, for the subjects referred to in the current anti-mafia legislation, of the causes for prohibition, forfeiture, or suspension provided for by Legislative Decree no. 159/2011 and subsequent amendments.

b) Private individuals:

- be Italian, EU, or non-EU citizens;
- the absence, for the subjects referred to in the current anti-mafia legislation, of the causes for prohibition, forfeiture, or suspension provided for by Legislative Decree no. 159/2011 and subsequent amendments.

3. In particular, the buyers are those who, by submitting the expression of interest that will be prepared by the Technical Sector in accordance with the contents of this Regulation, express the desire to acquire and renovate the building made available.

of the Municipality by the private owners, to join and support the initiative of the Municipality and to assume all the costs set out in this Regulation by the purchasing/implementing entity.

In particular, the buyer/operator of the property must submit a formal declaration stating their personal details and eligibility requirements:

A) Expresses its willingness to join the public initiative called "Houses for one euro" approved by the Municipality of Castronovo di Sicilia with this Regulation and having the objective of urban and building recovery and redevelopment as well as revitalization residential area of the urban centre of Castronovo di Sicilia;

B) Declares that he/she meets the eligibility requirements set out in the Regulations approved by the Municipality, which he/she must indicate and specify in detail;

C) in the ~~Open Euro House Sale~~ ~~approved by the Municipality~~, identifies by the seller who, adhering to the request of the private owner, undertakes and agrees to cover all costs, without exception, connected to the regular transfer of ownership of the property (notary, tax, transfer, succession, even late, etc.);

D) (where applicable) Declares that, in accordance with the indications of this Regulation and its investment project, the property thus purchased will be allocated according to the following priority:

Housing for young couples or disadvantaged families;

Housing for individuals and/or families;

Homes to be used as second homes;

Tourist-accommodation facilities (B&Bs, scattered hotels, etc.);

Premises for shops and/or artisan workshops (weaving, tailoring, agri-food production, etc.);

Headquarters for cultural, musical, and sports associations, and other non-profit organizations (ONLUS).

AND) The purchase agreement must be finalized with the private seller within 2 (two) months of the approval of the assignment documents and any ranking by the Municipality, except for duly motivated and authorized extensions.

Municipality under penalty of forfeiture of the benefit;

F) You are obliged to prepare and file with the competent Municipal Office the project for the renovation, restoration, conservative redevelopment and/or restructuring and redevelopment of the acquired property, possibly with the use of local workers, in compliance 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 sales contract with the seller, unless duly justified extensions are authorised by the Municipality under penalty of forfeiture of the benefit;

G) The applicant undertakes to begin the works within and no later than the deadline established by the current legislation on the matter from the date of issue of the building permit or other building title required by law and to complete them within and no later than 3 (three) years from the start of the works, except for duly justified extensions authorised by the Municipality;

H) You are obliged to stipulate a specific surety bond in favour of the Municipality of Castronovo di Sicilia, for the amount of €5,000.00 (five thousand euros/00), for interventions with a value up to €50,000.00, for the amount of €10,000.00 (ten thousand euros/00), for interventions with a higher value, valid for 3 years, and renewable upon request of the Municipality at the time of granting of any extensions, to guarantee the effective completion 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, the waiver of the exception referred to in Article 1957, paragraph 2, of the civil code, as well as the operation of the guarantee itself within fifteen days, upon simple written request from the Municipality. In case of non-compliance by the buyer/implementer, the Municipality will forfeit the deposit and its destination for urban redevelopment purposes;

I) It is hereby declared that the Municipality of Castronovo di Sicilia is aware of the fact that, within the scope of of the initiative, plays the role of main representative of the public interests described in Article 1 and as guarantor of compliance with the clauses set out in this Regulation for the protection of the interests involved and that, in particular, the Municipality itself has no right to intervene in the negotiations and in general in the private relationships that will be established between the seller and the buyer as they go beyond the institutional purposes of the Municipality itself.

Article 6 FEES AND MISCELLANEOUS CHARGES

The buyer will pay the seller the nominal purchase price and, in accordance with the provisions of the previous Article 5, paragraph 4, letter C), will assume all expenses necessary and related to the transfer of ownership.

Article 7 DOCUMENTS TO BE PRESENTED

The following must be attached to the expression of interest:

a) Brief technical-explanatory report of the recovery proposal that the proponent intends to implement, indicating the type of intervention, i.e.: the intended use of the recovered property and the building intervention necessary for the definition of the work in accordance with the provisions of the national and regional laws in force from time to time, by the current PRG of the Municipality of Castronovo di Sicilia, from the Technical Implementation Standards (NTA) and from the current municipal building regulations. The Municipality of Castronovo di Sicilia reserves the right to request clarifications or additions if deemed necessary for a proper evaluation of the proposals.

Article 8 PROPERTY ALLOCATION CRITERIA AND REWARDING PARAMETERS

The Municipality uses, as the general criterion for assigning properties to interested parties, the chronological order of acquisition of the expressions of interest in the Municipality's register.

As a general rule, the buyer/developer's expression of interest must refer to only one property listed in the "Showcase," but the possibility of listing more than one property is permitted when it is closely related and connected to the redevelopment project proposal the buyer intends to submit (e.g., a hotel or B&B). If, within 30 days of submitting an application for a specific property to the registry (this circumstance must be disclosed in the "Showcase"), there are other applications for the same property, a priority ranking will be established according to the following criteria. If the scores are equal, the award will be given to the applicant who submitted the application first:

- Consolidation (adjoining property): 10 points;
- Single mothers/fathers, divorced women/men, widows/widows: 8 points;
- Young couple (at least one partner under 40 years of age) living together for at least 6 months: 7 points;

- Young people (up to 40 years of age) who wish to set up a production/commercial business in the renovated property: 6 points;
- Establishment of a new production/commercial activity in the renovated property: 5 points;
- Consolidation of appurtenances (garage or cellar within a 100-meter radius): 4 points.

Article 9 PROJECT VALIDITY PERIOD

The public notice relating to the municipal initiative "Houses for one euro", which will be drawn up and published by the Technical Sector, is open and can be used until the sales proposals are exhausted.

will arrive. The duration, at the initial publication stage, is set at 3 years.

Article 10 CHANGES

The Municipality reserves the right to make corrections or additions to this Regulation.

if this proves necessary to address new aspects or critical issues related to the implementation of the initiative. No adjustments or modifications will be such as to lead to changes in acquisitions already completed.

Article 11
ANY DISPUTES

As previously stated, it is reiterated that, within the scope of the activities related to the implementation of the project, the Municipality acts as representative of the public interests involved in the initiative, as further described in Article 1 of these Regulations, and does not have, and will not have, the right to intervene in the negotiations and, in general, in the private relationships that will be established between the seller and the buyer, except to ensure compliance with the clauses set forth in these guidelines to protect the interests involved.

Should any legal disputes arise between the seller and the buyer of the property, the Municipality undertakes to attempt, at the request of one or both parties, an amicable resolution of the dispute. Either party retains the right to pursue ordinary legal action, even if the amicable resolution attempt fails.

Article 12
FINAL PROVISIONS

This Regulation will be published on the *online* notice board and on the official website of the Municipality of Castronovo di Sicilia and will be enforceable in accordance with the council's adoption act.