

Overview

This presentation outlines the process for acquiring City-Owned, vacant residential properties within the City of Trenton. These properties, typically single-family homes or vacant lots, are made available to the public as the City seeks to support neighborhood stabilization and redevelopment efforts.

The purchase of multi-unit residential, commercial or industrial properties will follow a different process. *Any sale of City-owned property is subject to approval by City Council.*

Identifying Available Properties

A comprehensive list of City-owned properties—including residential, commercial, industrial, and vacant parcels—was most recently updated June 2025 and is available on the City's website: [City-Owned Properties – June 2025](#)

This list, along with publicly accessible tax records, represents all of the City's official repository of available properties, but also includes ones that are not for sale.

Application Process

A. Submission

- Applications are reviewed on a **rolling, first-come, first-served** basis.
- Paper submissions are no longer accepted.
- As of July 2025, all applications must be submitted via **email only** to propertypurchases@trentonnj.org.

B. Application Review and Prioritization

Applications are evaluated under the criteria established by **City Council Resolution 025-028**. Priority is given as follows:

- **Owner-occupants:** Individuals who intend to live in the home will receive priority. Successful applicants must agree to a **10-year owner-occupancy deed restriction**.
- **Investors:** May acquire up to **five (5)** properties per application. Priority is given to those who intend to resell the property to a homeowner rather than operate it as a rental.

Application Process

C. Competing Applications

In the event of two or more applications are received for the same property, priority will be given to:

- Applicants who intend to **personally occupy the property**; or
- Applicants requesting a **vacant lot** that is **adjacent to their existing property**.
- All applications will be time/date stamped upon receipt.

D. Approval

- Once the application is approved by HED, it will be submitted to City Council in the form of an Ordinance
- Must pass 1st and 2nd Readings at City Council
- Following 2nd Reading, there is a 20-day period before the Ordinance becomes effective

Applicant Qualifications

To be eligible for acquisition, applicants must meet the following requirements:

- **Demonstrate financial capacity** to rehabilitate the property:
 - A default assumption of \$100,000 is used for estimating renovation costs unless the applicant provides a licensed contractor's estimate.
 - Applicants are provided with information on financing options, including:
 - City and County **first-time homebuyer programs**
 - **Federal construction loans**
 - **Conventional renovation financing**
- **Submit proof of funds within 10 business days** of receiving a conditional award. Failure to do so may result in the property being reassigned.
- **Clear municipal standing:**
 - No outstanding **tax liens** with the City
 - No unresolved **code violations**
 - No unpaid **Vacant and Abandoned Property** registration fees

Future Communications

Only electronic submissions will be accepted to ensure efficient processing.

The launch of a centralized application portal and email address will be communicated on the City's website and through official bulletins.

Please submit any such applications or questions to our Real Estate Legal Coordinator: propertypurchases@trentonnj.org