



LAND BANKING 101

GALBA 2025

LAND BANK SUMMIT



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LAND BANKING 101

➤ **TOPICS OF DISCUSSION:**

- What is a Land Bank?
 - Georgia Land Bank ACT
 - Starting a Land Bank
 - Responsibilities of a Land Bank
 - Go Forth and Make Land Banks!
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WHAT IS A LAND BANK?

- **Public entities with unique powers**
 - Acquiring tax delinquent parcels
 - Conveying donated parcels
 - Accepting donated parcels
 - Purchasing Market Rate
 - Resolving community calamities of unsightly conditions and barriers affecting aging neighborhoods.
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GEORGIA LAND BANK ACT

2024 CODE OF GEORGIA

Title 48 - REVENUE AND TAXATION (§§ 48-1-1 — 48-18-1)

Chapter 4 - TAX SALES (§§ 48-4-1 — 48-4-112)

Article 6 - GEORGIA LAND BANK (§§ 48-4-100 — 48-4-112)

- ▶ 48-4-100
- ▶ (a) This article shall be known and may be cited as the "Georgia Land Bank Act."
- ▶ (b) Any land bank created prior to July 1, 2012, pursuant to Article 4 of this chapter shall not be affected by this article but shall be entitled to continue in existence and exercise all powers granted in such article. The board of any existing land bank may vote, in the manner provided in subsection (j) of Code Section 48-4-104, to continue in existence under the provisions of this article, thus exercising the additional authorities and powers contained herein.

GEORGIA LAND BANK ACT

48-4-101

The General Assembly finds and declares that:

- (1)** Georgia's communities are important to the social and economic vitality of this state. Whether urban, suburban, or rural, many communities are struggling to cope with dilapidated, abandoned, and tax delinquent properties;
- (2)** Citizens of Georgia are affected adversely by dilapidated, abandoned, and tax delinquent properties, including properties that have been abandoned due to mortgage foreclosure;
- (3)** Dilapidated, abandoned, and tax delinquent properties impose significant costs on neighborhoods and communities by lowering property values, increasing fire and police protection costs, decreasing tax revenues, and undermining community cohesion;
- (4)** There is an overriding public need to confront the problems caused by dilapidated, abandoned, and tax delinquent properties, and to return properties which are in nonrevenue-generating, nontax-producing status to an effective utilization status in order to provide affordable housing, new industry, and jobs for the citizens of this state through the creation of new tools that enable communities to turn abandoned spaces into vibrant places; and
- (5)** Land banks are one of the tools that can be utilized by communities to facilitate the return of dilapidated, abandoned, and tax delinquent properties to productive use.



STARTING A LAND BANK

48-4-103-105

- ▶ **REQUIRES:** County and one or more municipal corporations located within the same county.
 - **(1)** The name of the land bank;
 - **(2)** The number of members of the board of directors, which shall consist of an odd number of board members and be not less than five board members or more than 11 board members;
 - **(3)** The initial individuals to serve as board members and the length of terms for which they will serve; and
 - **(4)** The qualifications, manner of selection or appointment, and terms of office of board members.
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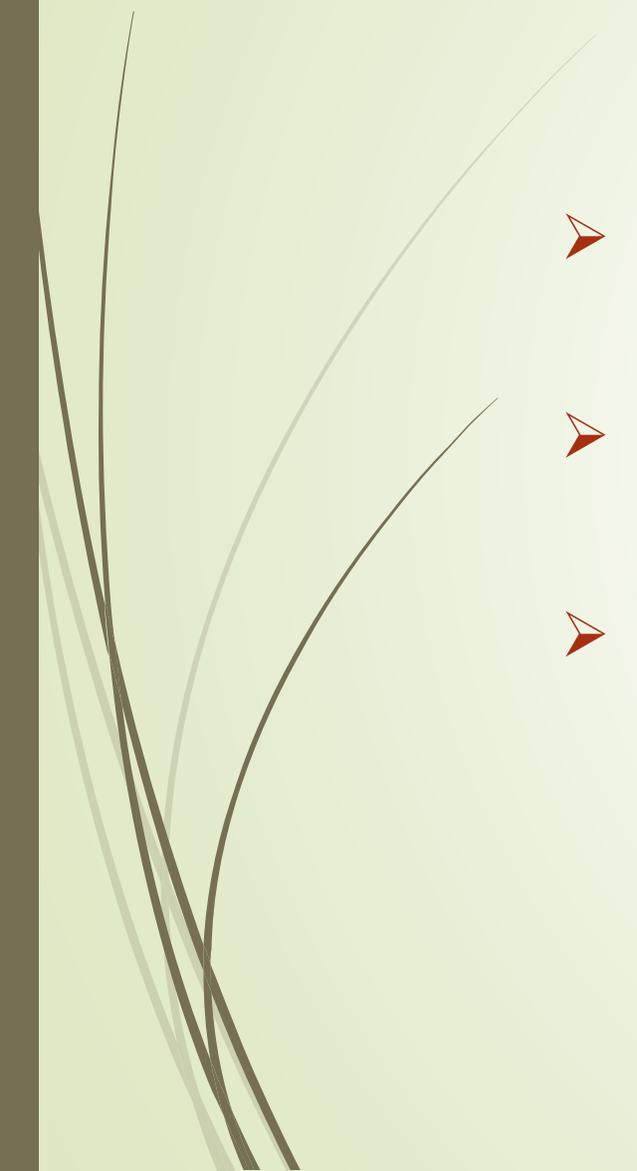
First Things First

Creating a Land Bank

- Pass by Resolution : – Intergovernmental Agreement (IGA)
- IGA must be adopted by the county and city
 - IGA must outline board responsibilities – Board adopts by-laws and policy & procedure
- IGA lists land bank powers – Acquire property through tax sales, donation, market-purchase – Contract, invest, borrow money
- IGA must provide the dissolution process



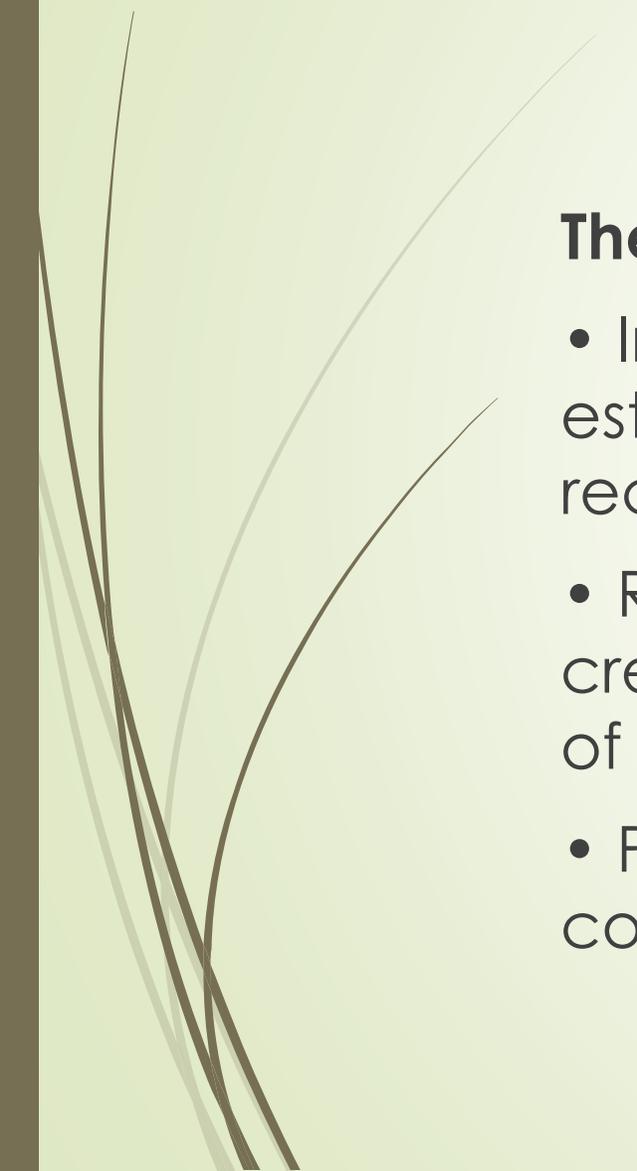
RESPONSIBILITIES OF THE LAND BANK

- Recognize community needs
 - Housing-Economic-Social Environments
 - Facilitate parcel acquisitions to meet goals
 - Focus on target areas of interest
 - Develop and Maintain partnerships
 - Local Non-profits
 - Government Agencies
 - Developers etc...
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ALBANY-DOUGHERTY LAND BANK PRIORITIES

The Board shall place focus on:

- Improving the social vitality of our community by establishing affordable housing, greenspace, and recreational opportunities
 - Revitalizing our economic environment by retaining and creating jobs through the improvement and development of commercial and industrial properties,
 - Preserving the enriched history of our vibrant and diverse community by revitalizing historic areas and properties.
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THANK YOU

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