



The City of Shaker Heights Guidelines for Shaker Renovator Program

Goal: to encourage high quality renovations of properties bought by investors by providing incentives to qualified rehabbers. Incentives include:

- Only required to put 100% of estimated repair costs in escrow as opposed to 150%;
- Free marketing through City website;
- Would not be required by Building Dept. to provide interior drawings, other than those required by any State law requirements. .

Who's Eligible: Investor buyers/rehabbers of Shaker Heights properties who:

- Are currently registered as a general contractor with the City of Shaker Heights;
- Have done at least two qualified renovation projects in the City of Shaker Heights in the past 18 months. Qualified renovation projects are ones which included upgrades beyond correction of code violations, and where the interior work met Certified Shaker quality standards
(www.shakeronline.com/media/pdfs/forms/FP_414200910157RentalHomeandApartmentGuidelines.pdf);
- Are in good standing with the Housing Inspection Department, i.e.:
 - History of providing realistic Point of Sale escrow estimates;
 - Has complied with Certificate of Occupancy requirements;
 - Previously renovated properties met City quality standards;
 - No Housing Court convictions in past 3 years.
- Are in good standing with the Building Department, i.e.:
 - Scheduled permit inspections as required;
 - Work scope on permits met work scope actually carried out;
 - Drawings met City requirements;
 - Contractor registration not revoked within past 5 years;
 - No convictions for Building code violations in prior two years.
- Do not owe any property or income tax to the City of Shaker Heights;
- Do not own properties in Shaker Heights that are in foreclosure.
- Have favorable references.

Program Guidelines:

- Rehabbers who qualify to participate in this program must identify the property in writing to the Director of Neighborhood Revitalization, prior to project commencement, so that City departments can be made aware that the property will be eligible for the special incentives. Rehabbers will receive written confirmation that the property is eligible for the program benefits.
- Only two houses being renovated at a time will be eligible for these special incentives;
- If a qualified rehabber fails to meet City standards on a project, or no longer meets the program eligibility criteria, they will be removed from participation in the Shaker Renovator Program.

Application process: complete the attached forms and submit to the Neighborhood Revitalization Department.