



Alaska REAL ESTATE BY DAVE WINDSOR

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A LOT OR NOT A LOT

Dear Dave: I have a valuable piece of real estate, a mobile home actually. I have kept it up over many years and parked it in a trailer park. Most Realtors don't want to help me sell it. Can you help?

Answer: Yes, I can help, but first I must offend you. It might be valuable - but it is not a 'piece of real estate'.

Real Estate is the ground and what sits on it, not the home and what is under it. Real Estate is 'Land' and may be vacant or have trees, plants and human structures embedded into it. You need to understand a lot - - and not a lot!

Your mobile home is like a television set or a queen sized bed - "Personal Property", not "Real Estate". No Lot, No Real Estate, plain and simple.

The good news is that I, or any other Realtor, CAN help you.

We can list your mobile home in the Multiple Listing Service, just like any other real estate item. MLS can display it under the 'Residential' category, just like all the other fancy homes for sale. It will also be displayed in the special 'Mobile Homes' category.

The other good news is that it is not subject to real estate regulations and that will save you a lot of paperwork. On the other hand, unless the buyer has cash, or you finance it, obtaining a loan is a bit tricky - though not impossible.

If you are selling the place where you live, you must

ask yourself "Is there a Lot here"? If not a Lot somewhere in the deal, it is not a real estate transaction. Your mobile home, if not planted on ground you can sell with it, might as well be marketed like your grandmother's wedding ring.

Dear Dave: I have a small chiropractic business with 3 employees, but paying a huge amount of money for renting commercial space. I have seen the perfect lot on which to build a small clinic, just over Lake Otis and Huffman, and it is zoned R6. What do you think?

Answer: Whoah! Hold on a minute. Title 21 of the Municipality of Anchorage (Muni) is King of Lots. The Muni has divided the city into Zoning Districts and R6 is a 'Residential' zoning.

However, you are not necessarily wiped out here. Provided that R6 lot does not have Covenants and Restrictions (CCR's) to the contrary, and you are willing to also live there, you might pull this off.

The R6 zoning, essentially a 'Rural Residential' designation for large Anchorage lots such as an Acre + on Hillside, does allow for 'Home Employment', but with some restrictions - for example, you can only have one employee and the portion of the lot used for the business cannot exceed 500 sq. ft., or 300 sq. ft. if detached from the home.

The bad news is that if, say you have 3 employees, your Chiropractic business is not 'Home Employment' for such purposes.

In general, the Muni has been passionate for years that there will not be commercial development East of Lake Otis in South Anchorage. The Zoning you need for a 'Health Services' business is B1A, B1B, B3, or RO.

Even there, any 'Special Limitations' (SL) must also be respected. You could conceivably build your clinic on an Industrial Lot (I1 or I2), but I am not sure your customers will enjoy your manipulations next to a yard filled with backhoes and dozers.

Dear Dave: Here's our story - My neighbor and I live in an Anchorage suburb and we jointly own the lot between our homes. We did this to stop anyone building on it, and for our privacy. We now want to cut it in half and attach it to our individual homes. How much will that cost Dave?

Answer: Quite a lot. Your baseline expense is the services of a Surveyor to prepare a Preliminary Plat. This is the foundation of the application to the Muni, and those boys at the Muni charge quite a lot to put their microscope on it and ask you to spend more money.

The Preliminary Plat (\$2,520 to file) goes to 35 departments for comment, and this includes Utility Companies.

Lots of stuff can come up here that may require you do extra work at home. Provided there are no Easements between your 3 lots (Rear easements should be okay), you most likely will still run into an issue with AWWU if Water and Sewer is provided to all the lots on your street.

Although sewer lines are well buried with no special hook-up near the service point, go take a look in the yard now for a Water Key-box. If water is available to the lot you are splitting, AWWU will insist on its 'Abandonment' (could easily be \$10,000 for that excavation and disconnection job).

If you pass the test of Preliminary Plat, your Surveyor will prepare the Final Plat and the Muni will ask you kindly for a further \$2,520 (Admin Fee) to see if they will approve it, now you have addressed issues from the Preliminary Plat. A further \$675 will be required for the Muni 'Plat Checking Fee'.

To summarize, you may still have a great idea there, but Surveyor Fees around \$5,000, Muni Fees around \$6,000, abandon Water Service (if required) around \$12,000, miscellaneous expenses \$1,000, plus potential other expenses.

Do a lot of homework before starting this project, including the net effect of value on your 3, now to be 2, properties.

Dave

Wilson



An appointment to discuss your personal real estate situation with Dave may be made by calling (907) 257-0129
