

How to count owners for historic districts

A husband and wife are both listed as owners - each gets a vote and their vote is counted separately. If only one spouse is listed in the records as owner, that person gets one vote.

Several people own one property and each is recorded as an owner - each gets one vote.

A person owns several properties within the nominated boundary - that person gets one vote, regardless of how many properties he or she owns.

A partnership is listed as an owner - the partnership is considered one owner and it gets one vote (regardless of how many partners there are).

A corporation is listed as an owner - the corporation gets one vote.

A trust is listed as an owner - the trust is considered one owner and it gets one vote.

A condominium is included within the nominated boundary. The owners of individual units in a condominium hold fee simple title to their property, and therefore are considered owners under the notification provisions of National Register regulations. Each owner of a condominium unit listed in the official land recordation or tax records gets one vote. In addition, the condominium association may be considered one owner for notification purposes if the common areas of the condominium property are owned in fee simple title by that entity.

A co-operative (co-op) is included within the nominated boundary. Those individuals participating in a co-operative are part of a corporation and do not hold fee simple title - the co-operative gets one vote.

A district which includes both public and private property owners. Example, a district includes 100 owners (four public property owners and 96 private property owners). For purposes of owner concurrence or objection, only the 96 private property owners' votes must be tabulated. If 49 of the private property owners (51% of 96) object, the property cannot be listed.