

Municipality of Casteldelci

GUIDELINES FOR REGULATING THE PROJECT INITIATIVE FOR THE RECOVERY AND ENHANCEMENT OF THE HISTORIC CENTRES OF THE MUNICIPAL SEAT AND THE HAMLETS, AND OF THE ENTIRE REAL-ESTATE ASSETS OF THE MUNICIPALITY OF CASTELDELICI — “1-EURO HOMES”

1. PURPOSE OF THE INITIATIVE

With this initiative, the Municipal Administration of Casteldelci intends to commence the reorganisation and enhancement of the existing real-estate assets—consisting of derelict buildings in the historic centres and hamlets—that are currently in a state of neglect and decay.

Like many small towns, Casteldelci (both the municipal seat and the hamlets) has experienced depopulation. Consequently, the Municipal Administration aims to implement a series of measures to redevelop and restore buildings throughout the municipal territory.

The project initiative, entitled “1-Euro Homes in Casteldelci,” provides for the planning and management of measures and actions to reinstate residential use and revitalise all localities by upgrading the urban and building fabric, in order to encourage the settlement of families, tourist-accommodation activities, and retail or artisan workshops.

In summary, the overriding public-interest purposes that the Municipality seeks to pursue through this initiative are:

- a) Urban and building recovery and redevelopment of properties located in the Municipality of Casteldelci, with particular reference to those situated in the historic centre of the municipal seat and the hamlets—an asset of significant historical-architectural interest; streamlining and accelerating recovery, consolidation, and remediation procedures, including public urban-renewal works on structures, roads, and areas; elimination of potential risks to public safety arising from the possible collapse of dilapidated dwellings, including through partial demolition—subject to agreement with the heritage-protection bodies—of unsold or low-interest properties where useful to create public green areas.
- b) Revitalisation, in particular, of the historic part of the town, restoring it to its historical role as a hub of community life, culture, and activity; promoting the settlement of new families, tourist-accommodation activities, and retail or artisan workshops; reducing public expenditure by involving private parties in recovery, remediation, restoration, urban renewal, and safety works, while also limiting new land take.
- c) Contributing to the socio-economic growth of the town by restoring a historic, architectural, and urban fabric of vital importance and—subsequently—enabling the State, Region, and Municipality to obtain appreciable revenues within their respective remits, stemming from the return of properties to residential use and the enlargement of the tax base.
- d) Supporting socio-cultural integration by expanding the supply of housing and tourist-accommodation, including for non-residents. Within the activities connected to the implementation of the project, the Municipality acts as the primary steward of the above public interests. For procedures to assign properties, appropriate forms of transparency and publicity will be observed, including with a view to assessing competing property purchase proposals in accordance with these Guidelines.

2. SCOPE OF THE INITIATIVE

The initiative covers all properties located in the Municipality of Casteldelci, with particular reference to those situated in the historic centre of the municipal seat and the hamlets, that fall into the following categories:

- **Privately owned buildings**, uninhabited and uninhabitable, in evident structural, static, or sanitary decay, whose owners—lacking the economic resources and/or interest to invest in the asset—express their willingness to adhere to the municipal initiative and dispose of the property, including at a symbolic price, notably due to the current tax burden on such assets.
- **Privately owned buildings**, uninhabited but habitable, which—although not in evident structural, static, or sanitary decay—belong to owners who, lacking the economic resources and/or interest to invest in the asset, express their willingness to adhere to the municipal initiative and dispose of the property, including at a symbolic price, notably due to the current tax burden on such assets.
- **Publicly owned buildings**, uninhabited and uninhabitable, in evident structural, static, or sanitary decay, which the Entity intends to dispose of, including at a symbolic price, in pursuit of the objectives and purposes set out in Section 1 of these Guidelines.

3. PROPERTY OWNERS AND RELATED OBLIGATIONS

Property owners play a fundamental and decisive role in implementing the project since, as holders of the right of ownership, they decide and undertake to transfer the properties, including at a symbolic price, thereby contributing to the pursuit of the overriding public-interest purposes of these Guidelines. By submitting an expression of interest (**Annex A**), owners initiate the procedure by making their property available to the Municipality and expressing their willingness to transfer it voluntarily—even at a symbolic price—thus adhering to and supporting the municipal initiative.

Specifically, the property owner must submit a formal declaration stating that he/she:

- a) Expresses the intention to adhere to the public initiative approved by Municipal Council Resolution No. 22 on 12/09/2025, aimed at urban-building recovery and redevelopment and at residential revitalisation of the historic centre and the hamlets;
- b) Declares to be the owner/co-owner of the property located in the Municipality of Casteldelci, identifying it by cadastral particulars;
- c) Expresses the intention to transfer the property in order to adhere to and support the municipal real-estate recovery initiative governed by these Guidelines and, in view of this gratuitous act, requests to be relieved by the future purchaser from the expenses incurred during the period in which the property is held at the Municipality's disposal (local and state taxes) as well as from **all** expenses connected with the lawful transfer of title (notarial and tax costs, cadastral transfer, succession—including late succession—and any building amnesties);
- d) Confirms willingness to transfer the property—even at a symbolic price—for a period of **three (3) years**, which the Municipality deems necessary to finalise and implement the initiative;
- e) Acknowledges the purposes pursued by the Municipality of Casteldelci under these Guidelines (approved by Municipal Council Resolution No. 22 on 12/09/2025) and accepts the criteria for awarding points to identify the successful purchaser where multiple parties are interested in the same property, as specified in Section 4.6 below;
- f) Acknowledges that, within the initiative, the Municipality of Casteldelci acts as the primary steward of the public interests and the guarantor of compliance with these Guidelines, for the protection of all parties involved.
- g) Owners may also advertise—within the Showcase managed by the Municipality—properties they wish to lease or sell at prices higher than 1 euro, using the dedicated forms.

4. THE MUNICIPALITY OF CASTELDELCI AND RELATED OBLIGATIONS

In connection with the project's implementation, the Municipality acts as the primary steward of the public interests described in Section 1 above. In this capacity, the Municipality undertakes to:

1. Publish a specific notice on its website, on social networks, and at public and commercial premises, and carry out any other appropriate form of publicity to encourage private owners to participate. The notice will include these Guidelines and the forms to be used;
2. Provide prospective participants with advice, clarifications, information, and support;
3. Collect expressions of interest from private parties and prepare a property datasheet for each building, with all useful information and photographs of the current condition;
4. Create, on the institutional website (or a dedicated site), a **"1-Euro Homes Showcase"** containing the datasheets for all properties included in the initiative, with all information and contacts useful to prospective purchasers;
5. Prepare and approve the acts assigning the available properties on the basis of purchase requests received following publication of a notice on the online **Official Notice Board (Albo Pretorio)** and—where necessary under these Guidelines—approve ranked lists for assignment where more than one purchaser is interested in the same property. The first ranked list will be drawn up **after the 30th day** from publication online of the availability notice for the property to be disposed of. If there are no offers, the procedure will be repeated every two months.
6. **Where there are multiple expressions of interest, the ranking will be determined according to the following criteria and scoring:**

MAXIMUM TOTAL SCORE: 18 points

TECHNICAL & FINANCIAL OFFER		
CRITERION		SCORE
a) Commitment to complete the works from the issue of the permit	within 6 months	3
	within 1 year	2
	within 2 years	1
	within 3 years	0
b) Intended use of the property	Primary residence	5
	Tourist-accommodation, commercial, or artisan	3
	Second home	1
c) Use of local workforce based within the Municipality (design and execution):	YES	5
	NO	0
d) Use of workforce with registered offices in the	YES	3

Valmarecchia municipalities (design and execution)	NO	0
e) Site inspection carried out at the property	YES	2
	NO	0

In the event of equal scores, the property will be assigned according to the **chronological order** in which expressions of interest were recorded in the Municipality's protocol register.

5. PURCHASERS OF THE PROPERTIES AND RELATED OBLIGATIONS

1. **Purchasers** are individuals or legal entities that declare their interest in purchasing and carrying out the renovation and recovery of the properties made available by private owners under Section 3 of these Guidelines.

Such parties must not be subject to any exclusion grounds preventing them from lawfully contracting with the public administration under **Articles 94 and 95 of Legislative Decree No. 36/2023**.

2. By submitting the application (**Annex B**), purchasers must file a formal declaration which, in addition to setting out their personal details, includes the following statements:

A) They declare their intention to join the public initiative approved by Municipal Council Resolution No. 22 on 12/09/2025, aimed at the urban-building recovery and redevelopment of properties located in the Municipality of Casteldelci, with particular reference to those situated in the historic centre of the municipal seat and the hamlets.

B) They declare that they meet the requirements to lawfully contract with the public administration pursuant to Articles 94 and 95 of Legislative Decree No. 36/2023, as:
— **individuals**;

or

— **legal entities** (in this case, the declaration is made by the Legal Representative, who also declares, for themselves and for any partners managing the legal entity, that they possess the requirements to legally contract with the public administration).

C) They declare their intention to acquire the property identified by code no. _____ in the “1-Euro Homes” programme and undertake to bear **all** costs connected with the lawful transfer of title (notarial and tax costs, cadastral transfer, succession—including late succession—and any building amnesties) and to reimburse the seller for any expenses incurred during the period in which the property was made available to the Municipality (local and state taxes and duties).

D) They undertake to execute the deed of sale with the private seller and to provide the **bank or insurance surety bond** referred to in letter **G)** below **within two (2) months** of the Municipality's approval of the assignment acts, unless an extension is duly justified and authorised by the Municipality; failing which, **forfeiture** will ensue.

E) They undertake to prepare and file with the competent Municipal Office the project for the renovation, restoration, conservative rehabilitation and/or redevelopment of the acquired property—**in compliance with the applicable regulations at the time** and in line with the chosen intended use—**within six (6) months** of the deed of sale, unless an extension is duly justified and authorised by the Municipality.

F) They undertake to **commence** the works **no later than twelve (12) months** from the granting of the **building permit** (or equivalent authorisation under the law) and to **complete** them **within three (3) years** from the date of the deed of sale, unless an extension is duly justified and authorised by the Municipality.

G) They undertake to take out a **bank or insurance surety bond** in favour of the Municipality of Casteldelci, within the time limit set in letter **D)** above, in the amount of **€4,000.00 (four thousand/00)**, valid for **three (3) years and six (6) months**, and renewable upon the Municipality's request when granting any extensions, **as a guarantee** of compliance with the obligations under letters **E)** and **F)**. The guarantee must expressly provide for: waiver of the benefit of prior enforcement against the principal debtor; waiver of the defence under Article 1957(2) of the Civil Code; and **pay-out within fifteen (15) days upon the Municipality's simple written request**. In the event of **default** by the purchaser or **non-compliance** with the commitments undertaken, the Municipality will **call and retain** the security deposit.

H) Purchasers shall also acknowledge that the Municipality of Casteldelci, within the initiative, acts as the primary steward of the public interests described in Section 1 and as the guarantor of compliance with these Guidelines for the protection of the interests involved.

5.1 CONSIDERATION AND MISCELLANEOUS CHARGES

The purchaser shall pay the purchase price to the seller and, in accordance with Section 5(C) above, shall bear all costs necessary for and connected with the transfer of title.

The seller shall be responsible for completing all procedures relating to transfers of title (by succession) and for compiling a **historical dossier** of the property to be submitted to the Municipality alongside the design documents for the redevelopment works, including searches carried out with the Italian Revenue Agency.

5.2 DOCUMENTS TO BE SUBMITTED

The expression of interest must be submitted using the dedicated form (**Annex B**). The Municipality of Casteldelci may request clarifications or additions to the expression of interest where deemed necessary for the proper evaluation of proposals.

6. AMENDMENTS

The Municipality reserves the right to make corrections or additions to these Guidelines where necessary to regulate new aspects or address issues arising during implementation of the initiative.

7. DISPUTES

Within the activities connected to the project's implementation, the Municipality acts solely as steward of the public interests involved in the initiative, as described in Section 1 above, and, for that purpose, shall be entitled to ensure compliance with these Guidelines for the protection of the interests involved.