

Community Land Trust vs. Municipal Land Bank

A Comparison

	Community Land Trust	Municipal Land Bank
Prime Examples	Approximately 140 local and regional CLTs throughout the U.S.	Urban renewal agencies, redevelopment authorities, and military base conversions in the U.S. Outside the U.S.: Stockholm, Sweden.
Legal Structure	Private not-for-profit corporation	Public (or quasi-public) corporation
Federal tax exemption	Yes	Yes
Property tax exemption	No	Yes
Membership	Yes All leaseholders and any resident of the CLT's target "community" may become a member.	No
Board composition	Tripartite board made up of leaseholders, community representatives, and public representatives.	Board composed of political appointees.
Board selection	Election of 2/3 of directors by members; 1/3 of board's directors appointed to seats reserved for "public" representatives.	Board appointed by mayor, city council, or county commission.
Board representation for occupants/users of land	Yes	No
Acquisition of property	Purchase on open market; donations; bargain sales; receipt of "surplus" public property.	Purchase on open market; receipt of "surplus" public property; or forced sale (eminent domain).
Use of eminent domain	No	Yes
Conveyance of property	Leasing of land; sale of any buildings located on the land.	Sale of land and buildings after assembling parcels, clearing title, developing infrastructure, and holding for a period of years..
Use of equity build-up	Leaseholder claims limited appreciation on resale of the building; otherwise, little or no appreciation is captured and re-used by the landowner (the CLT).	The landowner (i.e., the land bank) captures 100% of any appreciation upon sale of land and buildings. These funds are either used by the land bank to acquire new lands or transferred to the municipality.
Recycling of subsidies	Subsidy retention	Subsidy recapture
Perpetual affordability of buildings	Yes	No
Perpetual responsibility for buildings & occupants	Yes	No

