

City of Yonkers Auction - FAQs

NOTICE: Buyers are responsible for conducting their own due diligence prior to auction day. By bidding at the auction, you agree that you have performed your due diligence with regards to all matters that may concern a buyer intending to bid on the property, including but not limited to review of the sample contract for sale, all terms of sale and other documents posted on the property webpage, title search, title insurance availability, retention of legal counsel to research the property on your behalf, and reviewing local, state, and federal requirements that may impact your purchase of the property.

Q1. I am a landlord or developer and have code violation fees pending with the City of Yonkers. May I bid at the auction?

A1. The City of Yonkers will require that you complete and submit the Affidavit (insert name of how it appears on the website) with your high bid contract. The Affidavit will require your certification that you do not otherwise owe the City for other matters. If you are in doubt about any fees, fines, or other amounts you owe that City that might prevent you from signing the required Affidavit, please contact (INSERT NAME & NUMBER?) to determine if you are currently eligible to bid at the auction.

Q2. I want to place an offer on a City of Yonkers property shown on your website prior to the auction. May I make a pre-auction offer?

A2. Please register to bid at the auction as pre-auction offers will not be considered. You may fill out the quick registration form and bring it with you the day of the auction or you may register to bid live online during the auction by registering to bid online at auctionnetwork.com.

Q3. I am an agent and wish to register my client to bid at the auction. Is the buyer's agent fee paid from the sale?

A3. Your agreement with the buyer should include direct payment for buyer representation as neither the City of Yonkers nor Williams & Williams will compensate a buyer's agent in any resulting transaction.

Q3. I am interested in purchasing a vacant land parcel at the auction. Can I build a house or other structure on any vacant land that I buy at the auction?

A3. The answer to this question will depend on various factors, including the size of the lot, how the lot is zoned or classified by the City of Yonkers, and what type of structure you are interested in building on a vacant lot. In addition to seeking legal and/or architectural advice, you may also use the following sources to determine the answer to this question for a vacant lot:

Yonkers Property Viewer: <http://imo.yonkersny.gov/search.aspx?advanced=true>

This link will show details for a specific property such as reported size of the lot, last noted zoning etc.

Zoning Code - Chapter 43 of the City Code: <https://ecode360.com/15113784>

Notice Table 43-1, Table 43-2, and Table 43-3 at this link provide helpful information regarding use regulations and dimensional regulations. The remainder of the links here set out the zoning code.

How to request to obtain approval for a "variance" (a request to "vary" from what the code requires for a particular property) can be found in Article 8 of the Zoning Code- <https://ecode360.com/15115741>

You may also visit the City of Yonkers website for additional contact information:

<http://www.yonkersny.gov/government/departments/housing-buildings>