



MACLT Residency Waiver

Adopted April 21, 2025

Purpose: MACLT ground leases stipulate that homeowners must occupy their MACLT homes for at least 8 months of the year except as agreed in writing with MACLT. This policy is intended to clarify exceptions to that ground lease provision.

MACLT may grant a residency waiver for the following extenuating circumstances:

- The homeowner wants to attend school outside the area.
- The homeowner is laid off and wants to stay with family until they find employment.
- The homeowner has been called for military service.
- The homeowner wants to serve in the Peace Corps.
- The homeowner's employer is temporarily sending the homeowner to a workplace a great distance from the owner's home.
- The homeowner needs to provide care for a family member.
- The homeowner needs to seek specialized medical care.
- Other circumstances approved by the MACLT Board of Directors.

The homeowner shall be required to produce documentation to support the claim for a residency waiver. The MACLT Executive Director shall approve or deny a residency waiver request in writing within 30 days of receipt of all requested verification.

If MACLT denies a residency waiver, the homeowner may appeal the decision within 30 days from the date of notification of the decision to the MACLT Board of Directors or a designated subcommittee. If a written request has not been received within 30 days following the household's receipt of notification, the denial will be final. Any appeal will be heard, and a decision reached, by the Board or designee at its next regular meeting or within 30 days, whichever comes first.