



Buncombe County Commercial Property Debris Removal (PPDR)

What is the Commercial Property Debris Removal (PPDR) program?

The PPDR program is designed to speed recovery by helping business owners impacted by disasters, who do not have debris removal insurance, by removing eligible disaster debris or demolishing unsafe, unrecoverable structures on their commercial property **at no cost**.

Commercial properties located within Buncombe County are eligible for the program if they have qualified debris on them or need demolition of an unsafe structure.

What is Right of Entry (ROE)?

A Right of Entry (ROE) is a form, **signed by all the commercial property owners**, that is legally required before contractors providing PPDR and/or demolition can access the business owner's property. An ROE may also be needed for a community project, like removal of debris in a waterway. If one of the business owners has passed away, a death certificate will be needed.

What are the three parts of an ROE?

- **Right of Entry:** grants property access to the county, its agencies, contractors, and subcontractors for **inspecting/removing eligible storm-generated debris or demolishing any eligible unsafe, unrecoverable structures on the business or commercial property**.
- **Hold Harmless Agreement:** releases the county, state, their agencies, contractors, and subcontractors for damages, either to the property or persons situated thereon, and waives any action which might arise during inspection, debris removal and/or demolition.
- **Non-Duplication of Benefits:** states any money received from the business's insurance agency, specifically for debris removal or demolition on the business/commercial property, must be returned to the government if it was received and not spent on those services.

Do I have to sign the ROE to have debris removed or demolition services on my business or commercial property? Can I change my mind later?

- A right-of-entry is a **voluntary document**. Your commercial property is privately owned, and it is the **owner's decision** to grant access. You may withdraw from the program prior to the start of debris removal or demolition on the property. **However, if you withdraw after formal reviews, studies, or work begins, you may be liable for work completed to date.**

How do I apply?

1. Complete an application at www.BuncombeReady.org or scan this code:
2. Visit one of the PPDR application centers*:

Fairview Library, 1 Taylor Rd., Mon.-Fri. 8A-6P, Sat. 9A-2P

Black Mountain Library, 105 N. Dougherty St., Wed.-Sat. 8A-5P

Barnardsville Fire Department, Station 15, 100 Dillingham Rd., Wed.-Sat. 8A-5P

Swannanoa Fire Rescue, 510 Bee Tree Rd., Wed.-Sat. 8A-5P

3. Schedule an in-person meeting at your business by calling 828-250-6100 and pressing 2.



What documents do I need to have ready to complete my application?

- A copy of the business's insurance policy and proof/statement of loss from them (if insured)
- A color copy of your driver's license or valid U.S. government-issued ID (e.g. passport)
- Proof of ownership: your business's Articles of Incorporating listing you as registered agent
- Power of attorney or legal documents to give signature authority if you are not the owner
- A simple sketch of the property identifying the locations of debris (hand-drawn is fine).

What is eligible in the commercial PPDR program?

- Removal of hazardous limbs, trees, or other mixed debris caused by Hurricane Helene that is near a commonly used area or maintained areas of a business's property.
- Removal of debris impacting a waterway.
- The demolition and removal of a structure that is a health hazard, deemed unfit/unsafe, and may not be recoverable, or is in threat of collapse. This may include concrete slabs.

What is NOT eligible under the commercial PPDR program?

- Debris on vacant lots, unimproved commercial property, and unused or unmaintained areas.
- Debris on land used primarily for agricultural purposes, such as land for crops or livestock.

Who determines eligibility of commercial property?

- The county's inspector will conduct a review however FEMA ultimately determines eligibility.
- Most commercial properties are allowable. Eligibility will be determined case-by-case.

If I have business insurance, can I still participate in the commercial PPDR program?

- To avoid a duplication of benefits, your insurance company may be required to provide payment from your policy, designated for your debris removal or demolition, to the county.
- If you have already received a benefits payment from your insurance company for work you are requesting from the county, you may be requested to reimburse that portion.

Can I use my debris removal insurance to remove items ineligible under the program?

- Yes. If you have a specified amount for debris removal in your insurance policy, you may use those proceeds to remove debris that is ineligible under the commercial PPDR program.
- The county will only collect remaining insurance proceeds, if any, after you have paid to remove ineligible debris from your business's commercial property.

What is the timeline after I submit my completed ROE?

- The county/contractors will review your ROE to verify all business owners have signed.
- Next, they will schedule a site inspection. Eligible hazards will be documented and submitted for approval. Then a contractor will begin debris removal and/or demolition services.
- If the property has been approved for a demolition, additional site visits may be required to test for asbestos, review surrounding environmental conditions, and disconnect utilities.
- The county and its contractors will keep you informed of the progress on your commercial property via the online portal at www.onebuncombe.org.

For any further questions, please call 828-250-6100, Mon.-Fri., 9A to 5P and press 2.