

CHURCH PROPERTIES BOARD

1. The district superintendent and the Board of Church Properties shall be consulted in the early stages of planning for new construction or major improvement programs, and that this consultation be done prior to any vote by either the Church Board or the congregation.

2. Before undertaking any building or remodeling program, or incurring any indebtedness, mortgage, or loan which places any encumbrance upon the church or its members, the pastor and Church Board shall carefully review the provisions of MANUAL paragraphs 103-104.3. All such programs shall have the specific written approval of the district superintendent prior to being initiated.

3. The following forms shall be required for their respective application and may be obtained from the district superintendent:

- a. Approval to Borrow Money
- b. Approval to Build
- c. Approval to Purchase an Existing Building
- d. Approval to Remodel an Existing Building
- e. Approval to Buy Land
- f. Approval to Sell Church Property

4. The district superintendent is authorized to approve projects up to \$50,000. Projects in excess of \$50,000 shall be taken under consideration by the Board of Church Properties.

5. A church shall not incur an indebtedness greater than two and a half times its Raised-For-All-Purpose Income based on a three-year average, and no monthly debt-service shall exceed twenty-five percent of the church's monthly total income. Exceptions shall require the approval of the Church Properties Board.

6. No church shall be granted permission to enter into a financially obligating program for buildings or any other purpose that would prohibit paying of all budgets.

7. Churches contemplating building or major remodeling programs shall obtain Church Building Sourcebook II, available through the Nazarene Publishing House, P.O. Box 429527, Kansas City, MO 64141 (Phone: 1-800-877-0700), and give due respect to these procedures.

8. No church building plans shall be approved unless those plans include provisions for minimum physical accessibility for the physically/mobility impaired worshiper.

9. Our church boards annually consider the accessibility of the church buildings, Sunday School rooms, rest rooms and platforms to the physically, mobility, and hearing impaired, and when found deficient, a goal be set to modify the facilities in accordance with current codes as funds are available.

10. Churches not paying budgets for the previous year must have approval by the District Superintendent for any purchase of vehicles or major purchase over \$2000.

11. We strongly urge local churches to consider a housing allowance be given to the pastor in lieu of a church owned parsonage, or a "shared equity" arrangement which is not tied to the pastoral salary.