

**Brownfields are defined as, “real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant.”**

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**Brownfields are often located in desirable locations: they are easily accessible and connected to existing infrastructure.**

**However, uncertainty about environmental issues can be a hindrance to redevelopment. EPA’s assessment programs can clarify or eliminate those concerns.**

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**Assessment funding is available through grants to States, tribes, local governments and redevelopment agencies. These recipients can, in turn, use the grant funds to work with property owners and other stakeholders to conduct site assessment.**

**For more information on the Environmental Protection Agency’s Brownfields Program:**

**visit us at:**

**<https://www.epa.gov/brownfields>**

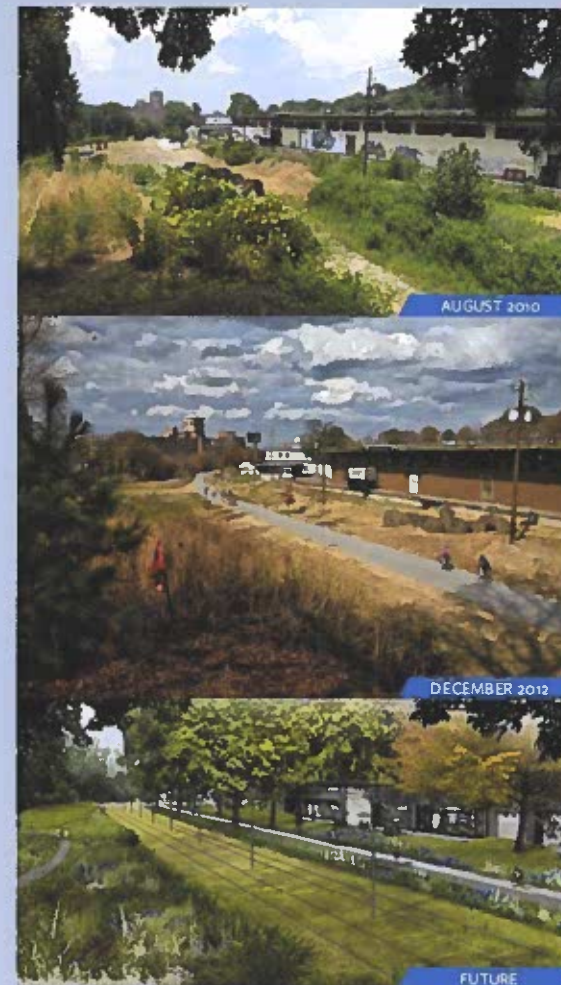
**or contact us at:**

**(404) 562-8729**



**Alabama ~ Florida ~ Georgia  
Kentucky ~ Mississippi  
North Carolina  
South Carolina ~ Tennessee**

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**EPA REGION 4  
Brownfields Site  
Assessment**

**What's In It For Me?**

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## Jump-start Redevelopment

Reuse of brownfields revitalizes communities, and boosts economic activity by creating jobs and stimulating outside investment.

Approximately \$18 in outside funds are leveraged for every dollar expended by the EPA brownfields program.

## Boost Property Values:

Residential properties near brownfields sites that have been addressed have an estimated 5-13% increase in property values.

## Liability Protection:

ASTM E1527-13 Phase I Environmental Site Assessments (ESAs) meet the "All Appropriate Inquiries" standard, which can provide innocent landowners, contiguous property owners, or bona fide prospective purchasers with protection from potential liability under Superfund.

## Tax Incentives:

Many States offer tax credits or other incentives for redevelopers who enter into Voluntary Cleanup Programs (VCPs). Contact your State environmental agency for exact details.

## Why should I assess my site?

Knowledge about the environmental conditions is an important factor in setting the value for a piece of real estate—sellers want to receive a fair price, but potential purchasers may be unwilling to risk investment in properties without knowing the environmental issues. However, Environmental Site Assessments (ESAs) can cost thousands of dollars.

EPA's program provides funding to perform environmental assessments at your property. This saves property owners the out-of-pocket assessment costs while still providing you the benefit of identifying or alleviating any concerns at your site.

## What happens under Phase I and Phase II assessment?

Phase I ESAs consist of a records search, site history, and visual inspection of a property to identify any *recognized environmental conditions* (RECs).

If RECs are discovered, a Phase II ESA may be recommended, which involves field sampling of soil, groundwater or other media.

## What are my responsibilities during assessment?

Landowners may be asked to participate by providing information on the site's history. Qualified Environmental Professionals will also need access to the site while they conduct the assessment—this may involve visual inspections and/or field sampling.

## What if contamination is discovered?

EPA's assessment program can help define and delineate the extent of contamination, and provide cleanup planning. Contaminated sites may be eligible for enrollment in brownfields agreements under State Voluntary Cleanup Programs (VCPs), which are typically held to a site-specific cleanup standard based on planned future use.

## I own the site but did not cause the contamination. I may wish to redevelop the site or sell to someone else—can I take part in this process?

EPA's assessment program can help protect innocent landowners, contiguous property owners, and bona fide prospective purchasers from Superfund liability by using a Phase I ESA to meet the All Appropriate Inquiries ("due diligence") requirement. You may also qualify for VCP agreements with your State that contain a covenant not-to-sue.

## What if I caused or contributed to the contamination at the site?

EPA's program does not relieve a responsible party's past or future site liability. However, the site may still be eligible for EPA funding that can alleviate the owner's costs for site assessment and reuse planning.