



# Church Building Leases

Rev. Jeff Haugh, Vale UMC  
Arlington District Bi-District Training Day  
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## Intro – Who Am I?

- Current Appointment: Pastor at Vale UMC (Oakton)
- 3<sup>rd</sup> Appointment; 3<sup>rd</sup> CLB
- Civil Engineer
- Last appointment: Built a new building



# Purpose of DCCLB

- Safeguards the conference's interest in the real property of the UMC
- Provide help & advice to churches
- Makeup: Bi-district (Arlington & Alexandria)
  - Mix of clergy and Laity
  - Variety of Experience
    - Lawyers, Planning, Engineers, Real Estate
- Advisory to DS



## Other Responsibilities:

- Construction (¶2544.1)
  - Purchase / build / sale of parsonage / other real property
- New Church Locations



# Today: Leases

- Purpose of Lease
  - How will this lease further the mission of the church?
- Look at the theological stance of the renter
  - Are you comfortable having that church use your facility, since it reflects on your church, even if they are renting?

# Common Types of Leases

- Preschools / Day Care
- Other churches
- Samples as guidelines for issues to consider

Contact Sarah Calvert: [slkcalv@gmail.com](mailto:slkcalv@gmail.com)

# Problem / Missed Areas

- Child Protection
- Rent Escalation
- Dispute Resolution



# Church to Church Lease

- Premises covered
  - Sanctuary
  - Classrooms (list)
  - Storage
  - Right of Entry (rooms & locked areas)





# Church to Church Lease

- Scheduling / Pre-emption
- Conditions
  - No mingling of finances



# Church to Church Lease

- Security Deposit
- Rent
- Term
- Disputes



# Church to Church Lease

- Use of property
  - Restrictions
  - Key Policy
- Alterations & improvements



# Liability Issues

- Insurance (Church as co-insured)
- Child & Youth Protection



# Use Issues

- Cleanup
- Utilities
- Use of Equipment
- Exhibits
  - Facility Use
  - Renter's Child Protection Policy



## Preschool / Childcare

- Lease follows “Church to Church”
- Clarify relationship between church and preschool
  - E.g., will the church offer a “Chapel Time”?

## Steps to Take

- Review Sample leases from District Office
  - Email Sarah Calvert (SlkCalv@gmail.com)
- Schedule a meeting with CLB
  - Monthly meetings (4<sup>th</sup> Thursdays)
- Schedule a Charge Conference with DS



Questions?



# Thank You!

*Please complete the evaluations!*

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*Please return highlighters – they're my wife's!*