

## Article 11: Church Property

### 11.1 Definition

11.1.1 All Church Property shall be subject to the control and direction of the BIC U.S. The term Church Property includes but is not limited to any real estate, improvements, tangible and intangible property, personal property, and any interests or rights therein, that are used in, donated for, or dedicated to the operations and activities of the BIC U.S., its Regional Conferences, congregations, **Ministry Organizations**, World Missions ministry, and any other ministry programs.

11.1.2 The term “All Church Property” shall be defined to include, and the classifications of church property shall generally be, as follows:

**11.1.2.4 Organizational Property—property used and administered by a nonprofit Ministry Organization founded by a congregation, Regional Conference, or the BIC U.S., or titled in the name of said organization.**

### 11.3 Purchase, Sale, or Transfer and Use of Funds

11.3.1 Congregational Property

11.3.2 Regional Conference Property

11.3.3 BIC U.S. Property

#### **11.3.4 Organizational Property**

**11.3.4.1 Ministry Organizations founded by congregations or Regional Conferences**

**11.3.4.1.1 The purchase, sale, or transfer of Organizational Property, as well as mortgages and loans secured on property, require the approval of the Regional Conference Board of Directors in which the property is located.**

**11.3.4.1.2 The proceeds from the sale of Organizational Property shall be at the disposal of the organization to invest in the work of the BIC U.S. subject to the approval of the Board of Directors of the Regional Conference. Such proceeds shall be held in trust by, or by order of, the Regional Conference BOD.**

**11.3.4.1.3 In the event that the Regional Conference BOD has determined that the organization has closed or dissociated from the BIC U.S., the property assets of the organization shall be distributed to the founding congregation, if applicable, or to the Regional Conference for use consistent with the purpose of the BIC U.S. as stated in Article 1.2. If the Regional Conference BOD proposes to allocate the assets of a closed or dissociated organization to benefit a project or organization that is not a**

**ministry of the BIC U.S., such action is subject to an additional approval. A proposal to allocate assets valued at or under an amount designated by the General Conference Board is subject to the approval of the National Director. A proposal to allocate assets valued over the designated amount is subject to the approval of General Conference Board.**

**11.3.4.2 Ministry Organizations founded by the BIC U.S.**

**11.3.4.2.1 The purchase, sale, or transfer of Organizational Property, as well as mortgages and loans secured on property, require the approval of the General Conference Board.**

**11.3.4.2.2 The proceeds from the sale of Organizational Property shall be at the disposal of the organization to invest in the work of the BIC U.S. subject to the approval of the General Conference Board. Such proceeds shall be held in trust by, or by order of, the General Conference Board.**

**11.3.4.2.3 In the event that the General Conference Board has determined that the organization has closed or dissociated from the BIC U.S., the property assets of the organization shall be distributed to the BIC U.S.**

**11.5 Property Restrictions**

11.5.1 The real estate of the congregation **or Ministry Organization** shall not be mortgaged to meet current expenses.

11.5.2 The congregation contemplating the lease, purchase, or building of real property or the borrowing of money for such purposes shall submit the proposition to the Regional Bishop for consideration, advice, and approval by the Regional Conference Board of Directors. Before this approval may be granted, the governing board of the congregation must certify the congregation's assumption of responsibility for the designated amount, and the request must be endorsed by the Regional Bishop.

**11.5.3 A Ministry Organization founded by a congregation or Regional Conference that is contemplating the lease, purchase, or building of real property or the borrowing of money for such purposes shall submit the proposition to the Regional Bishop for consideration, advice, and approval by the Regional Conference Board of Directors. Before this approval may be granted, the governing board of the Ministry Organization must certify the organization's assumption of responsibility for the designated amount, and the request must be endorsed by the Regional Bishop.**

**11.5.4 A Ministry Organization founded by BIC U.S. that is contemplating the lease, purchase, or building of real property or the borrowing of money for such**

**purposes shall submit the proposition to the General Conference Board for approval. Before this approval may be granted, the governing board of the Ministry Organization must certify the organization's assumption of responsibility for the designated amount, and the request must be endorsed by the National Director.**

11.5.5 All real estate transactions shall be reported to the appropriate Regional Conference Board of Directors