

Identify Brownfield Sites

Technical Assistance for Brownfields Program
Region 1

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EPA Brownfield Definition

*“A brownfield is a 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.”*





How to identify Brownfield Sites

Abandoned Sites





Underutilized properties



Suspected contamination



Potential petroleum contamination due to previous uses



Suspected presence of hazardous building materials



Residential Properties



Residential properties are not considered brownfields

No presence or potential presence of contamination

Look for former industrial & commercial properties



Brownfields and Tax Delinquency

Tax delinquency could be an indicator to identify a brownfield site



Often brownfields have outstanding taxes and the town/city may take ownership of the property through tax foreclosure



Active facilities



Active industrial and commercial facilities are NOT brownfield sites
Liable entity responsible for remediation



NOT Brownfields

- Sites in the National Priority List (NPL) or Superfund Sites;
- Facilities subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA;
- Facilities that are subject to the jurisdiction, custody, or control of the U.S. government ([with exclusions](#))





Mine-scarred lands

Under EPA, “mine-scarred lands” are those lands, associated waters, and surrounding watersheds where extraction, beneficiation, or processing of ores and minerals (including coal) has occurred

Mine-scarred lands include abandoned coal mines and lands scarred by strip mining.



[Brownfield Site eligibility under CERCLA § 104\(k\)](#)

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