



Debt-financed projects inside the Diocese of Madison, the United States, and the Universal Church

The pastor needs faculties from the bishop to purchase, sell, lease, **mortgage**, encumber, acquire or dispose of in any way real estate or movable property of great importance (cf. canon 1281).

IF the debt is unsecured, e.g. there is no mortgage, the authority to act (to grant faculty) rests with the Bishop of Madison alone.

IF a mortgage is involved, the act of encumbrance places the patrimony of the parish corporation at risk, and as such the bishop must convene both the Diocesan Finance Council and the College of Consultors and obtain their consent prior to taking action.

IF the value of the encumbered property is more than \$3,500,000, then permission must be granted by the Holy See as well as by the Bishop of Madison (see canon 1292, §2 and the USCCB's [Complementary Norms](#)).

Practically speaking, obtaining faculties from the bishop takes some time; if the Diocesan Finance Council and College of Consultors must be convened, it will take longer; if the Holy See must approve the plan, it will take even longer.

Please plan accordingly and involve the Diocesan Building Commission as early as possible. Email construction@madisondiocese.org, or visit www.madisondiocese.org/construction.