

CHAPTER 1484

Notice of Foreclosure, Forfeited, or Vacant Property Filing

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1484.01 DEFINITIONS.

As used in this section:

(a) "Person" means a natural person or any legal entity, including but not limited to any corporation, firm, partnership, trust or association, including the attorney and/or law firm representing a party initiating a foreclosure complaint.

(b) "Foreclosure" means the legal process in which a lender attempts to recover the balance of a loan from a borrower who has stopped making payments to the lender by forcing the sale of the asset used as the collateral for the loan.

(c) "Forfeiture" means the involuntary relinquishment of money or property without compensation as a consequence of a breach or nonperformance of some legal obligation or the commission of a crime.

(d) "Vacant" means that no person actually resides in any part of the building or that no person conducts a lawful business in any part of the building.

(Ord. 2015-24. Passed 5-6-15.)

1484.02 NOTICE TO THE CITY OF FORECLOSURE, FORFEITED, OR VACANT PROPERTY FILING.

Any person, as described in Section 1484.01(a), who files a complaint for foreclosure or forfeiture, or vacates the property involving any real property located within the City, with or without a building or structure on the property, shall notify the City of the filing of the foreclosure, forfeited, or vacancy complaint or information and shall file a complete copy of the foreclosure, forfeited, or vacancy complaint or information with the Building Official within ten days after the filing of that complaint with the relevant court, or the voluntary vacancy or forfeiture. The notice to the City shall be on a form prescribed by the Building Official.

(Ord. 2015-24. Passed 5-6-15.)

1484.03 PERSON RESPONSIBLE FOR MAINTENANCE.

(a) If the building or structure on the property, that is the subject of foreclosure or forfeiture is vacant at the time the foreclosure complaint is filed, then the person filing the foreclosure or forfeiture complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property.

(b) If the building or structure on the property that is the subject of foreclosure or forfeiture becomes vacant at any time after the foreclosure or forfeiture complaint is filed, then, the person who filed the foreclosure or forfeiture complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property, and shall otherwise comply with this chapter.

(c) If the property that is subject to foreclosure or forfeiture is a vacant lot, in addition with compliance to Section 1484.02, the owner of the property shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property, and shall otherwise comply with this chapter.

(Ord. 2015-24. Passed 5-6-15.)

1484.04 FEES.

The fee for notice of a foreclosed, forfeited, or vacant property is two hundred fifty dollars (\$250.00). The fee shall be paid at the time of notification.

(b) Any person, as defined in Section 1484.01(a), who fails to file a complaint of foreclosure forfeited, or vacancy form with the Building Official within ten days as required in Section 1484.02 shall be charged a late filing fee in the amount of seven hundred fifty dollars (\$750.00).

(Ord. 2015-24. Passed 5-6-15.)

1484.99 PENALTY.

No person shall fail to file a complete copy of a foreclosure, forfeited, or vacancy complaint involving real property located within the City on which there is a building or structure with the Building Commissioner within ten days after filing the complaint with the relevant court. Whoever violates this section is guilty of failure to file notice of a foreclosure, forfeited, or vacancy complaint, a misdemeanor of the fourth degree.

(Ord. 2015-24. Passed 5-6-15.)