

Exhibit 2: Proposed Ordinance Details

The proposed registration program would be integrated into Chapter 18 of City Ordinance, Public Nuisances. This strengthening of our Nuisance ordinance supports the City's overall strategy to proactively address properties that have been abandoned and are in foreclosure. This new ordinance would also aggressively hold mortgagees accountable for maintaining abandoned properties that are in default. To that end, the goal of the abandoned property annual registration is twofold. First, it creates financial disincentives for mortgagees to leave properties vacant rather than putting them back into productive use. Second, it penalizes mortgagees who allow vacant properties to fall into disrepair and become a visual blight to the neighborhood.

Proposed ordinance highlights:

REGISTRATION

- Ordinance would only be applicable to residential use properties (including single-family, multi-family, condominiums, etc.)
- A mortgagee will be required to perform an inspection of a property that is the security of a mortgage, prior to issuing a notice of default.
- If the property is found to be vacant, or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten (10) days of the inspection, register the property with the City.
- If the property is occupied but remains in default, it shall be inspected by the mortgagee monthly until: 1) the default is remedied; 2) it is found vacant, at which time it shall be deemed abandoned and the mortgagee is required to, within ten (10) days of the inspection, register the property with the City.
- Registration fee proposed is \$150.00 annually, based on inspection and administrative costs.
- Registration shall contain mortgagee's name, mailing address, a direct contact name, phone number, facsimile number, and email address, and in the case of an out-of-area mortgagee, the local property management company responsible for the security and maintenance of the property.
- The vacant property shall be posted with contact information for the local mortgagee or property management company who is responsible for maintenance of the property.

MAINTENANCE / SECURITY

- Maintenance will be required pursuant to existing City Ordinances, to include, but not limited to:
 - Removal of weeds, overgrowth, dead vegetation, trash, solid waste, and derelict vehicles.
 - Yards and lawns shall be maintained with living ground cover, garden beds shall be maintained, and adequate irrigation shall be provided.
 - Foliage, trees, and shrubs shall be trimmed and maintained.
 - Pools and spas shall be maintained free of stagnant water or any trash or debris.
 - Property shall remain secure at all times as to not allow unauthorized access. If secured by boarding, a board up certificate must be obtained from the City.
 - Property shall be maintained free from graffiti.
 - Exterior of structure, including fences and accessory structures, shall be maintained in a secure, attractive manner and in good repair.
 - Additional maintenance and/or security measures may be required as reasonable to help prevent further decline of the property. Additional measures may include, but not be limited to, security lighting, fencing or other means to secure a property or pool, employment of security guards, etc. as determined by the Director.

ENFORCEMENT

- Failure to register an abandoned residential property when required may result in the imposition of a \$500 fine by the Special Magistrate.
- Failure to properly maintain properties may result in either: 1) The City abating nuisances pursuant to Chapter 18 with costs incurred, resulting in a special assessment lien; 2) A hearing before the Special Magistrate, which may result in imposition of daily accruing fines upon non-compliance.