

# **Foreclosure Management Unit**

## **MORENO VALLEY ORDINANCE 887 Registration of Residential Property in Foreclosure PROGRAM INFORMATION**

On March 10, 2015, the Moreno Valley City Council adopted Ordinance 887, Section 1. Moreno Valley Municipal Code, Chapter 6.14, “*Registration of Residential Property in Foreclosure*”. The Registration of Residential Property in Foreclosure Program is established as a mechanism to protect neighborhoods from becoming blighted through lack of adequate maintenance and security of properties due to foreclosure.

### ***IF I WANT TO FILE A COMPLAINT ABOUT A PROPERTY, WHO DO I CALL?***

To report blighted properties, call the Foreclosure Management Unit line at (951) 472-9451 or for an expedited response, e-mail [foreclosure@moval.org](mailto:foreclosure@moval.org).

### ***HOW DO I REGISTER A PROPERTY IN FORECLOSURE WITH THE CITY OF MORENO VALLEY?***

A property may be registered with the completion of the application and payment of the registration fee and/or penalty due. The application form is available at [www.usancrs.com](http://www.usancrs.com). It may be completed online or downloaded, printed, and mailed to the City.

### ***WHAT INFORMATION DO I NEED TO PROVIDE?***

The requirements of the “Registration of Residential Property in Foreclosure” Ordinance may be satisfied by providing the City of Moreno Valley with the following information:

1. The address and assessor parcel number (APN) of the property in foreclosure:
2. The name of the primary beneficiary and/or trustee (corporation or individual) responsible for the registration.
3. The names (s) of all the beneficiaries and/or trustees (corporations or individuals) who held a security interest at the time when the notice of default was recorded;
4. The direct street and/or office mailing address of the beneficiaries and trustees (P.O. boxes are insufficient);
5. A direct contact name and phone number for persons (s) or agents(s) acting on behalf of the primary beneficiary and/or trustee
6. In the case of a corporation or out of area beneficiary and/or trustee, a direct contact staff member name and phone number with a local property management company responsible for the security, maintenance and marketing of the property in foreclosure, such staff member must be empowered to (a) comply with code compliance orders issued by the city, (b) provide a trespass

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## *WHAT INFORMATION DO I NEED TO PROVIDE?*

### *6. (Continued)*

...authorization upon request of the local law enforcement authorities if the property is unlawfully occupied; (c) conduct weekly inspections of the property; and (d) accept rental payments from tenants of the property if no management company is otherwise employed for such person, and

7. Other information as deemed necessary by the Community and Economic Development Department.

8. Those who register a property in foreclosure with the City of Moreno Valley must report any change of information contained in the registration to the Foreclosure Management Unit within ten (10) days.

## *WHAT ARE THE REGISTRATION FEES?*

An **annual** registration fee in the amount of **\$400.00** shall be made payable to and mailed to: “City of Moreno Valley, “Attention: Foreclosure Management Unit,” at the time of registration. The fee and registration shall be valid for one year, and must be registered annually on the anniversary of the original date on which the property was first required to be registered pursuant to MVMC Section 6.14.030D. **REGISTRATION FEES WILL NOT BE PRORATED.**

## *WHO IS AFFECTED BY THIS ORDINANCE AND WHEN IS THE EFFECTIVE DATE?*

Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) on a property in foreclosure located within the City of Moreno Valley must register that property with the City of Moreno Valley’s Foreclosure Management Unit, the City Manager’s designee. The Registration of Residential Property in Foreclosure Program is effective as of April 10, 2015. Therefore, any lender who issues a Notice of Default after April 10, 2015, must register such property with the City of Moreno Valley foreclosure Management Unit **within fifteen (15) calendar days** of the recordation of the Notice of Default. A lender who has issued a Notice of Default **prior** to April 10, 2015, and the foreclosure action has **not** been rescinded or terminated, must register the property in foreclosure with the City of Moreno Valley, Foreclosure Management Unit no later than May 10, 2015.

## *WHAT ARE THE PENALTIES FOR FAILURE TO REGISTER?*

If the City of Moreno Valley determines that a lender or trustee has failed to register the property as required, the City will provide written notification to the lender of their failure to comply with this Ordinance. If the lender fails to comply **within thirty days** of the City’s written notification, **the lender shall be liable to pay a penalty in the amount of \$100.00 for the first violation, \$200.00 for the second violation, \$500.00 for the third violation and each and every subsequent violation until the violation is corrected.**