



# CITY OF PICO RIVERA

## COMMUNITY AND ECONOMIC DEVELOPMENT

### FORECLOSURE MANAGEMENT UNIT

#### PROGRAM INFORMATION

On November 12<sup>th</sup>, 2013, the Pico Rivera City Council passed the Registration, Maintenance, and Security of Properties in Foreclosure Ordinance (Ordinance No. 1081 Chapter 8.65) as an amendment to Chapter 8 of the Pico Rivera Municipal Code by the addition of Chapter 8.65. The Registration, Maintenance, and Security of Properties in Foreclosure Program is established as a mechanism to protect neighborhoods from blight resulting from the foreclosure crisis and unmaintained properties.

#### **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 (562) 716-5166 or e-mail at [ForeclosureManagementPR@gmail.com](mailto:ForeclosureManagementPR@gmail.com).

#### **HOW DO I REGISTER A FORECLOSED PROPERTY WITH THE CITY OF PICO RIVERA?**

The registration requirements of the Registration, Maintenance, and Securities of Properties in Foreclosure Ordinance may be satisfied by providing Foreclosure Management with **contact information including street address and telephone number** of the person(s) directly responsible for the property in foreclosure. If the responsible person(s) are located "Out of Area", the **contact information, including street address and phone number**, for the staff of any property management or property preservation company responsible for the security, maintenance, and marketing of the property must also be provided. Registration can also be performed by registering online at [USANCRS.COM](http://USANCRS.COM) or by downloading and mailing the physical form, and remitting payment to the City of Pico Rivera. Upon arriving at [USANCRS.COM](http://USANCRS.COM), click forms on the top bar, and then select "Pico Rivera, CA" tab. Under the "Forms" section, select "*Property Registration Application*", and then fill out the form accordingly. The property *will not* be in full compliance with the Foreclosure Registration Program until the registration fee and any other penalties associated with the property have been receipted by the City of Pico Rivera.

Such person(s) must be empowered to:

- (1) Comply with code enforcement orders issued by the City,
- (2) Provide a trespass authorization upon request of local law enforcement authorities if the property is unlawfully occupied,
- (3) Conduct weekly inspections of the property,
- (4) Accept rental payments from tenants of the property if no management company is otherwise responsible for receipt of rents.

Lenders who register a property with the City of Pico Rivera must report any **change** of information contained in the registration to Foreclosure Management Unit within ten (10) days.



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#### WHAT ARE THE REGISTRATION FEES?

An annual registration fee in the amount of **\$470.00** shall be paid to the City of Pico Rivera, ATTN: Foreclosure Management Unit at the time of registration. The fee and registration shall be valid until the anniversary of the initially required registration date. Subsequent registrations and fees are due twelve (12) months after the initial registration requirement date until the foreclosure is cured or the property is resold by the lender.

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

Any lender (or beneficiary or trustee or responsible party who holds or has an interest in a deed of trust) on a property in foreclosure located within the City of Pico Rivera must register that property with the City of Pico Rivera's Foreclosure Management Unit, the City Manager's designee. **The Registration of Properties in Foreclosure Program is effective as of December 12, 2013.** Therefore, any responsible parties who issue a Notice of Default after December 12, 2013, must register such property with the City of Pico Rivera within thirty (30) calendar days of the recordation of the Notice of Default. A lender who has issued a Notice of Default prior to December 12, 2013, and the foreclosure action has not been rescinded or terminated, must register the property in foreclosure with the City of Pico Rivera Foreclosure Management Unit no later than January 11, 2014.

#### WHAT ARE THE PENALTIES IF I FAIL TO REGISTER?

If Foreclosure Management Unit for the City of Pico Rivera determines that a lender and responsible parties have failed to register the property as required, the City of Pico Rivera will provide written notification to the responsible parties of their failure to comply with this Ordinance. **If the responsible parties fail to comply within fifteen (15) days of written notification, the responsible parties shall be liable to pay a penalty in the amount of \$250.00 for the first violation, \$500.00 for the second violation, \$1,000.00 for the third violation and each subsequent violation until the violation is corrected.**

CITY OF PICO RIVERA

A handwritten signature in blue ink, appearing to read "B. Martinez", written over a horizontal line.

Benjamin A. Martinez

Director of Community and Economic Development