



# CITY OF SOUTH EL MONTE

## FORECLOSURE MANAGEMENT DIVISION

FORECLOSED PROPERTY ORDINANCE

### PROGRAM INFORMATION

On October 23, 2012, the South El Monte City Council passed the *Regulation of Properties in Foreclosure and Abandoned Properties Ordinance* (Ordinance No. 1168) The Registration of Properties in Foreclosure Program is established as a mechanism to protect neighborhoods from blight resulting from the foreclosure crisis and un-maintained properties.

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

To report blighted properties call the Foreclosure Management Division line at (626) 579-5001 or email at [foreclosure@soelmonte.org](mailto:foreclosure@soelmonte.org).

### **HOW DO I REGISTER A FORECLOSED PROPERTY WITH THE CITY OF SOUTH EL MONTE?**

The registration requirements of the Regulation of Properties in Foreclosure and Abandoned Properties Ordinance may be satisfied by providing the City of South El Monte 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.

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 monthly inspections while in foreclosure and occupied, and weekly inspections of the property if it is vacant.
- (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 South El Monte must report any change of information contained in the registration to the City Foreclosure Management Division (The City Manger and/or his or her designee) within ten (10) days.



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### WHAT ARE THE REGISTRATION FEES?

An annual registration fee in the amount of **\$575.00** shall be paid to the City of South El Monte, Attention: Foreclosure Management Division at the time of registration. The fee and registration shall be valid for one year from the date of the recorded Notice of Default.

### 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 South El Monte must register that property with the Foreclosure Management Division. The Registration of Properties in Foreclosure Program applies to each notice of default recorded on or after November 23, 2012. Therefore, any lender who issues a Notice of Default after November 23, 2012, must register such property with the City of South El Monte **within ten (10) calendar days** of the recordation of the Notice of Default. A lender who has issued a Notice of Default **prior** to November 23, 2012, must register the property in foreclosure with the City of South El Monte Foreclosure Management Division **within ten (10) calendar days** following the effective date of this Ordinance, which is **November 23, 2012**.

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

If the City South El Monte determines that a lender has failed to register the property, the City will provide written notification to the lender of their failure to comply with this ordinance. If the lender fails to comply within ten (10) days of the City's written notification, **the lender 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.**