



CITY OF LONG BEACH FORECLOSURE REGISTRY PROGRAM FAQ's

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Link to ordinance: <http://www.lbds.info/civica/filebank/blobdload.asp?BlobID=4748>

On January 4, 2011, the Long Beach City Council passed the *Foreclosure Registry Program* (LBMC 18.24) to establish an abandoned property registration program as a mechanism to protect residential neighborhoods from blight through the lack of adequate maintenance and security.

On October 4, 2011 the Long Beach City Council passed revisions to the *Foreclosure Registry Program* (LBMC 18.24) that require ALL residential properties issued a Notice of Default to be registered with the City of Long Beach. It also requires the registration fee and registration form be **renewed annually** as long as the property remains in foreclosure.

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

To report blighted properties call the Long Beach Development Services/Code Enforcement Bureau by dialing (562) 570-2633.

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

Any beneficiary or trustee who holds or has an interest in a deed of trust on a residential real property in foreclosure located within the City of Long Beach must register that property with the Long Beach Development Services/Code Enforcement Bureau (LBDS/Code Enforcement Bureau). Therefore, any beneficiary or trustee who issues a Notice of Default must register such property with LBDS/Code Enforcement Bureau within **thirty days** of the issuance of the Notice of Default.

HOW DO I REGISTER A FORECLOSED PROPERTY WITH LBDS/CODE ENFORCEMENT BUREAU?

The registration requirements of this Ordinance may be satisfied by providing LBDS/Code Enforcement Bureau the **contact information, including street address and telephone number** of the Beneficiary, Trustee or Lender directly responsible for the property in foreclosure. If the responsible person(s) are located "Out of Area", the **contact information, including street address and telephone 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.

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Such person(s) must be empowered to:

- (1) Maintain the property in compliance with all Long Beach Municipal Codes including security requirements.
- (2) Conduct weekly inspections of the property.
- (3) Must post contact information on the interior of the property (8 ½ x 11 in size).
- (4) Comply with Code Enforcement Bureau's orders issued by the City.

Beneficiary or Trustee's who register a property with LBDS/Code Enforcement Bureau must report any change of information contained in the registration to LBDS/Code Enforcement Bureau within ten (10) days.

WHAT ARE THE REGISTRATION FEES?

An annual registration fee in the amount of **\$165.00** shall be paid to LBDS/Code Enforcement Bureau at the time of registration. The fee and registration shall be valid for the year it is registered. Subsequent registrations and fees will be due January 1st of each year and must be received no later than January 15th of the year due. Registration fees will not be prorated.

DEPARTMENT OF DEVELOPMENT SERVICES **BASIC PROPERTY MAINTENANCE STANDARDS**

ALL BUILDINGS AND PROPERTIES WITHIN THE CITY OF LONG BEACH SHALL BE MAINTAINED AS FOLLOWS:

- Any property subject to Chapter 18.24 must comply with the requirements of the Long Beach Municipal Code Chapter 18.20 entitled “Unsafe Buildings or Structures.”
- The property shall be kept free of weeds, dead vegetation, trash, junk, building materials, any accumulation of newspaper, flyers, notices (except those required by federal, state or local law), discarded personal items or any other items that give the appearance that the property is abandoned.
- The property shall be maintained free of graffiti, tagging or similar markings.
- Visible front and side yards shall be landscaped and maintained to the neighborhood standard.
- Landscaping includes, but is not limited to, grass, ground covers, bushes, shrubs, hedges or similar plantings, decorative rock or bark or artificial turf/sod designed specifically for residential installation.
- Landscaping does not include weeds, gravel, broken concrete, asphalt, plastic sheeting, mulch, indoor-outdoor carpet or any other similar material.
- Pools and spas shall be kept in working order so that water remains clear and free of pollutants and debris, or alternatively shall be drained and kept dry. In either case, properties with pools and/or spas must comply with the minimum security fencing requirements of the State of California.
- Adherence to this Section does not relieve the beneficiary/trustee or property owner of obligations set forth in any portion of the Long Beach Municipal Code or in any Covenants, Conditions and Restrictions and/or Home Owners Association rules and regulations which may apply to the property.