



# Pinellas County

## Staff Report

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File #: 16-1330A, Version: 1

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### **Subject:**

Authority to advertise a public hearing to be held on October 11, 2016, regarding a proposed Foreclosed/Abandoned Property Registration ordinance.

### **Recommended Action:**

Authorize a public hearing to be held on October 11, 2016 to adopt a proposed foreclosed/abandoned property registration ordinance.

### **Strategic Plan:**

Ensure Public Health, Safety, and Welfare

2.1 Provide planning, coordination, prevention, and protective services to ensure a safe and secure community

### **Summary:**

Approval will authorize a public hearing to be held on October 11, 2016 to hear and decide upon an ordinance establishing requirements for registration (and continued maintenance & inspection) of foreclosed and abandoned properties in Pinellas County.

### **Background Information:**

Based upon expressed interest of the Board of County Commissioners, staff from the Planning Department and Development Review Services, in consultation with the County Attorney's Office, have researched various foreclosed/abandoned property registration ordinances from other Florida jurisdictions to determine "best practices" for inclusion in the proposed ordinance, as well as for implementation.

The intent of this ordinance is provide an additional resource to augment existing Code Enforcement activities. The ordinance requires that all foreclosed properties be identified, routinely inspected, posted, and certain information registered and posted (local property manager, registered agents, mortgagee, etc.) such that valid points of contact are readily available to Code Enforcement staff, as well as the public. The ordinance also provides for a required annual registration fee for such properties (typically required as soon as a property goes into default).

The annual registration fee shall be adopted separately by resolution of the Board of County Commissioners. Among other jurisdictions the current annual registration fees range from \$150-\$300 (per foreclosed property). The ordinance may be administered by staff or through an outside service provider specializing in such procedures, which is preferred. Among other jurisdictions utilizing an outside service provider, the annual registration fees are paid to the service provider at a flat rate to cover the costs of services with no additional payment from the jurisdiction. Depending upon how the fee is set, the jurisdiction may also receive payment from the registration fees as well.

### **Fiscal Impact:**

With properly structured fees, the fiscal impact of this ordinance is expected to be neutral or net

positive. The estimated annual number of registrations in unincorporated Pinellas County is 3,000 to 3,800.

**Staff Member Responsible:**

Renea Vincent, Planning Director

Blake Lyon, Development Review Services Director

Todd Myers, Code Enforcement Supervisor

**Partners:**

N/A

**Attachments:**

Draft Ordinance

Draft Notice