



Pinellas County

Legislation Details (With Text)

File #: 16-1696A **Version:** 1
Type: Ordinance **Status:** Passed
File created: 9/19/2016 **In control:** Planning
On agenda: 10/11/2016 **Final action:** 10/11/2016
Title: Ordinance establishing Foreclosed Property Registration procedures.

Sponsors:

Indexes:

Code sections:

Attachments: 1. State-filed ORD 16-52, 2. Adopted ORD 16-52, 3. Final Amended Foreclosure Registry Ordinance, 4. Correspondence Received by BCC - Support, 5. Affidavit of Publication - Notice of Public Hearing, 6. BCC Presentation - Foreclosure Registry, 7. Ordinance FINAL-AATF, 8. Ordinance REDLINE, 9. BCC_101116_PinellasPlanning_ProposedOrdinance_AbandonedProperty_TBT_093016 crv, 10. Ordinance DRAFT from Authority to Advertise Item

Date	Ver.	Action By	Action	Result
10/11/2016	1	Board of County Commissioners	approved as amended	Pass

Subject:

Ordinance establishing Foreclosed Property Registration procedures.

Recommended Action:

Following a public hearing, approve the proposed foreclosed 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 of the proposed ordinance will establish requirements for registration, maintenance & inspection of foreclosed properties in Pinellas County. The ordinance will apply to properties that have been foreclosed upon and/or those properties that remain in the possession of the mortgagee.

Background Information:

Based upon expressed interest of the Board of County Commissioners, staff from the Planning Department and Development Review Services Department, 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 overarching purpose of this ordinance is to return foreclosed properties that have been forgotten or slipped through cracks, to functional, contributing properties that enhance, rather than detract, from the overall health and viability of a neighborhood. This ordinance provides an additional resource to augment existing Code Enforcement activities to further this purpose. The ordinance requires that all foreclosed properties be identified, registered, routinely inspected, and certain information 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.

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.

A future agenda item will be scheduled to adopt the fee by resolution, as well as to establish the future use of collected fees. Initial recommendations regarding the use of collected fees are to support new/additional code enforcement programs targeted at neighborhood preservation and to support additional housing rehabilitation programs. However the funds are determined to be utilized, staff feels that it is important to establish a nexus between the purpose of the foreclosure registration program and the eventual use of any collected funds.

Lastly, upon approval of the ordinance, staff will also coordinate with the Purchasing Department to initiate a procurement process to obtain an outside service provider to operate/maintain the registry.

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 Manager

Partners:

N/A

Attachments:

Ordinance-Final
Ordinance-Redline
Ordinance-Previous Draft
Draft Notice
Presentation