



Maintenance of Foreclosed Properties

As of November 15, 2010, the City of Palmetto enacted Ordinance 2010-16 regulating the maintenance of abandoned, foreclosed properties within the City limits of Palmetto, Florida.

The City of Palmetto and the Code Enforcement Division request the cooperation of the mortgagees of these abandoned properties in order to protect property values in these neighborhoods.

This Ordinance may be viewed in its entirety @ www.palmettofl.org. Refer to the left hand tab title on the home page titled "City Ordinances". This link will take you to Municode where you can reference Chapter 18 "Junked, Wrecked, Abandon or Vacant Property" under Article II Section 18.1.

This Ordinance requires a **Mortgagee** to register and maintain any property upon which the **Mortgagee** has initiated the foreclosure process; this property must be registered with the City of Palmetto Code Enforcement Division. Please refer to the City website under City Departments/Code Enforcement for a link to the form. If the property is occupied but remains in default, it shall be inspected monthly by the **Mortgagee** or **Mortgagee's designee**.

As of November 15, 2010 an initial registration fee of \$200.00 shall accompany the registration form; a separate form and fee is required for each property.

The registration form must be amended with the City under the following circumstances:

- The property is deemed abandoned after the initial registration has been submitted.
- The occupancy status of a registered property changes.
- Any change of information contained in the registration must be reported within ten (10) days of the change.

This registration also requires the **Mortgagee** to provide the following:

- Owner or Agents phone number, e-mail address and mailing address within the State of Florida; if a P.O. Box is the mailing address, a physical address must also be provided.
- Certify that the property has been inspected.
- Specify if the Mortgagee has the ability to enter the property to maintain or repair the property prior to foreclosure on the property.
- Occupancy status of the registered property.
- Designate and retain an individual or property management company responsible for the security and maintenance of the property if deemed abandoned.

Please refer to **Sections 18-26** and **18-27** for **Maintenance** and **Security Requirements** respectively.

All violations of Sections 18-21 through 18-31 may be subject to the maximum penalty of \$250.00 per day for the first offense. Subsequent violations may be subject to penalties of \$500.00 per day.