



CITY OF EASTVALE

FORECLOSURE MANAGEMENT UNIT

FORECLOSED PROPERTY ORDINANCE

PROGRAM INFORMATION

On March 13, 2013, the Eastvale City Council passed the *Registration of Residential Property in Foreclosure Ordinance* (Ordinance No. 2013-02) as an amendment to Chapter 8 of the Eastvale Municipal Code by the addition of Chapter 8.08. The Registration of Residential Property in Foreclosure Program is established as a mechanism to protect neighborhoods from blight resulting from the foreclosure crisis and unmaintained properties.

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

To report blighted properties call the Foreclosure Management Unit line at (951) 703-4493 or e-mail at foreclosure@eastvaleca.gov.

HOW DO I REGISTER A FORECLOSED PROPERTY WITH THE CITY OF EASTVALE?

The registration requirements of the Registration of Residential Property in Foreclosure Ordinance may be satisfied by providing the City of Eastvale 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



CITY OF EASTVALE

FORECLOSURE MANAGEMENT UNIT

is otherwise responsible for receipt of rents.

Lenders who register a property with the City of Eastvale must report any change of information contained in the registration to the Foreclosure Management Division within ten (10) days.

WHAT ARE THE REGISTRATION FEES?

An annual registration fee in the amount of **\$547.00** shall be paid to the City of Eastvale, Attention: Foreclosure Management Unit at the time of registration. The fee and registration shall be valid for one year, and must be registered annually on the anniversary of the original date on which the property was first required to be registered pursuant to EMC Section 8.083.048. **Registration fees will not be prorated.**

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 Eastvale must register that property with the City of Eastvale's Foreclosure Management Unit, the City Manager's designee. The Registration of Residential Property in Foreclosure Program is effective as of April 12, 2013. Therefore, any lender who issues a Notice of Default after April 12, 2013, must register such property with the City of Eastvale **within ten (10) calendar days** of the recordation of the Notice of Default. A lender who has issued a Notice of Default **prior** to April 12, 2013, and the foreclosure action has **not** been rescinded or terminated, must register the property in foreclosure with the City of Eastvale, Foreclosure Management Unit no later than April 30, 2013.

WHAT ARE THE PENALTIES IF I FAIL TO REGISTER?

If the City of Eastvale determines that a lender has failed to register the property as required, 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, \$1000.00 for the third violation and each and every subsequent violation until the violation is corrected.**