



REGISTRATION FORM FOR FORECLOSED PROPERTY

City of Jurupa Valley

Code Enforcement Department

Please fill out the information requested below and deliver this form to the Code Enforcement Department reception desk or mail to Code Enforcement Department, City of Jurupa Valley, 8930 Limonite Ave., Jurupa Valley, CA 92509.

Registered Residence Address:

Jurupa Valley Zip Code:

Assessor Parcel Number:

Notice of Default Recordation #

(Please attach copy to this form)

Lender/Lien Holder:

Contact:

Contact Phone:

Lender/Lien Holder Mailing Address:

Property Manager:

Contact:

24 Hour Phone:

Property Management Company Local Mailing Address:

Standard Annual Fee of \$100.00 Please check one: New registration Renewal Registration

An annual registration fee shall accompany this registration form. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1st of each year and must be received no later than January 31 of the year due. Registration fees will not be prorated. [JVMC 4.05.030]

Initiated By:

Print Name

Signature

Date

Company Name and Address

Back of Registration Form for Foreclosed Property Registration

Sec. 4.05.030. - Inspection and registration requirements.

The purpose of registration is to obtain identification and location of foreclosed properties, contact information regarding the new owner, information regarding the condition of the property and to inform owners of the maintenance and security standards applicable to such property.

(1)Registration. Within fifteen (15) calendar days of acquisition of a foreclosed property (which date at the latest shall be that of recording a deed evidencing such transfer), the new owner of the property or its agent must inspect the property as set out in subsection (2) of this section and thereafter register the property with the city as set out in this chapter. The City Manager shall designate a department to administer such registrations.

(2)Inspection and re-inspection. That owner or its agent shall perform an inspection of the property to determine whether it meets the maintenance standards in this chapter and the Jurupa Valley Municipal Code as a whole or whether it has been neglected during the foreclosure process and/or abandoned. In the event the property has not been abandoned, the owner shall re-inspect the property on a regular basis, but not less than monthly, to determine whether its condition complies with this chapter and the requirements of the Jurupa Valley Municipal Code.

(3)Registration information. The registration shall contain the following information: Address and APN for the foreclosed property; name and current contact information for the owner, including an emergency contact number; name and current contact information for the owner's agent or local property manager, and an emergency contact number; the date of acquisition of the property and the status of the property as of the inspection. No address may be a post office box. Contact information shall be updated within fifteen (15) calendar days of any change to keep it current.

(4)Registration fee. At the time of initial registration of the property, and annually thereafter or until the property is sold to a third party, the owner shall pay a registration fee in an amount established by City Council resolution. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1 of each year and must be received no later than January 31 of the year due. Late payments will be subject to a penalty determined in the fee resolution.

(5)Termination of registration. At such time as the owner of the foreclosed property sells the property to a third party, the owner shall notify the city in writing of such sale in order to terminate the registration requirement. Such notice shall include current contact information for the purchaser.

Sec. 4.05.040. - Maintenance requirements.

Foreclosed properties shall be maintained to the same standards as apply to similar properties within the city in order to avoid creation of a public nuisance under this Code; i.e., they shall be kept free of weeds, dry brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, or printed material. These requirements apply regardless of whether the property has been registered or inspected.

(1)The property shall be kept free of graffiti, tagging or similar markings by removal or painting over with an exterior grade paint that matches the color of the exterior of the structure.

(2)Visible front and side yards shall be watered as necessary (or as allowed); grass mowed and trimmed, planting trimmed, dead plants, weeds and trimmings removed; without broken concrete or asphalt or the use of plastic sheeting, indoor-outdoor carpet or similar material in yards.

(3)All pool and spa areas shall be fenced and secured as required by law. Pools and spas shall be kept in working order so the water remains clear and free of pollutants and debris or shall be drained and kept dry and secured.

(4)Adherence to this section does not relieve the property owner of any obligations set forth in any covenants, conditions and restrictions and/or homeowners' association rules and regulations which may apply to the property.

A copy of this or any municipal code of the City of Jurupa Valley may be downloaded at:

<https://www.jurupavalley.org/166/Record-Library>