



Amend Code to Shorten Foreclosure Sale Redemption Period

Background

- Chapter 5.30 Collections and Foreclosure Process
- City Foreclosures focus on vacant and distressed properties and is used as a last resort
 - Delinquent liens range from 120 days to several years
 - Notifications by phone and mail

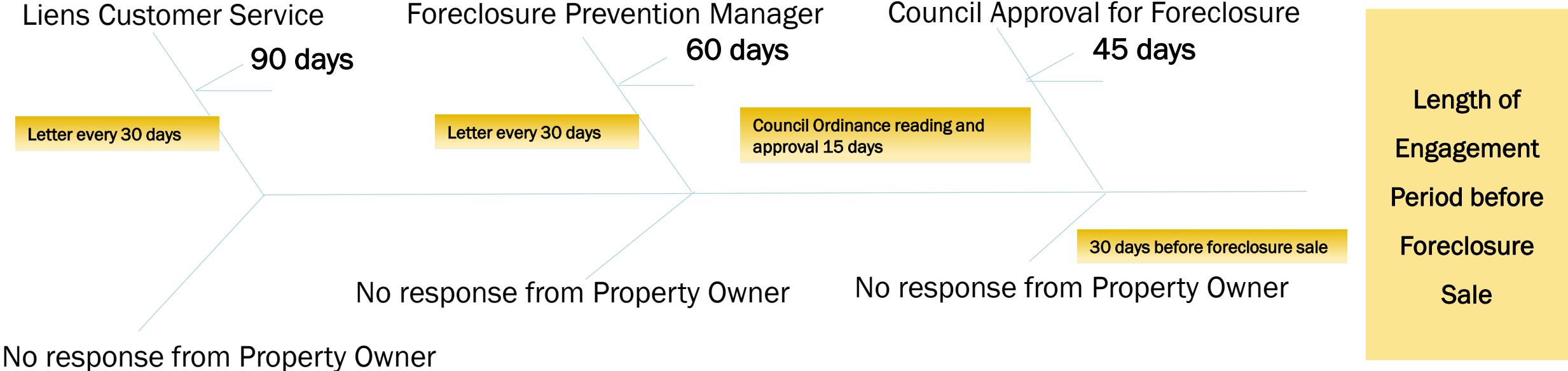


Background

- Council approves a list of Properties for a Foreclosure Sale
- City Treasurer conducts the Foreclosure Sale
 - No earlier than 30 days after Council approval
- Neighbors are frustrated with the length of time before anything is done with the property
- Purchaser isn't the legal owner until after the one year redemption period and on the hook for additional violations

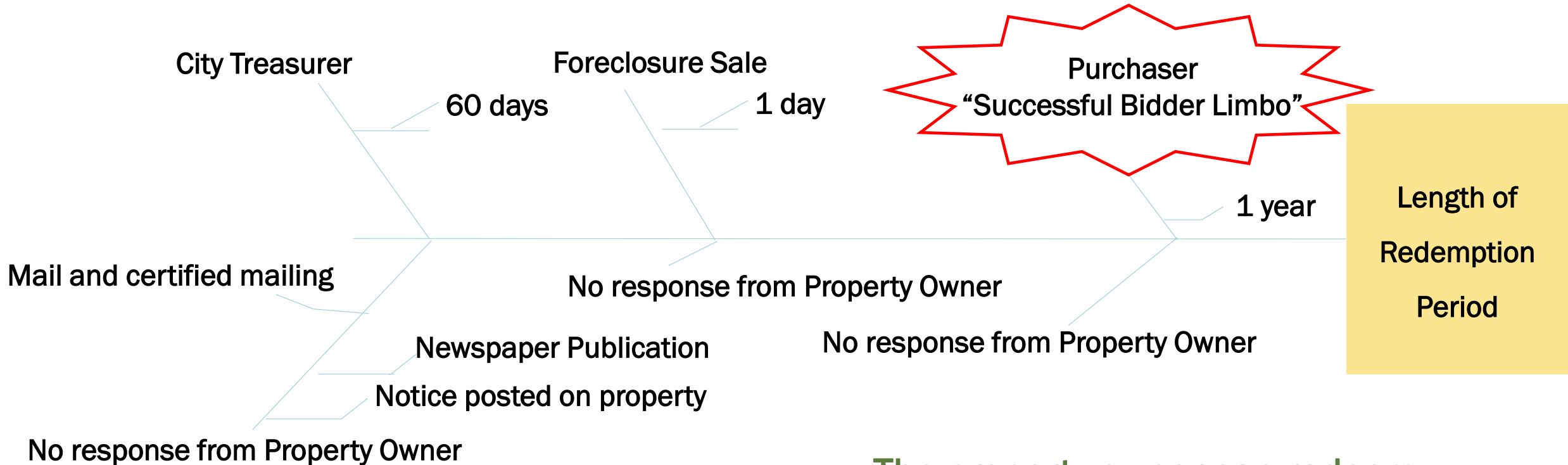


Notification Time Period



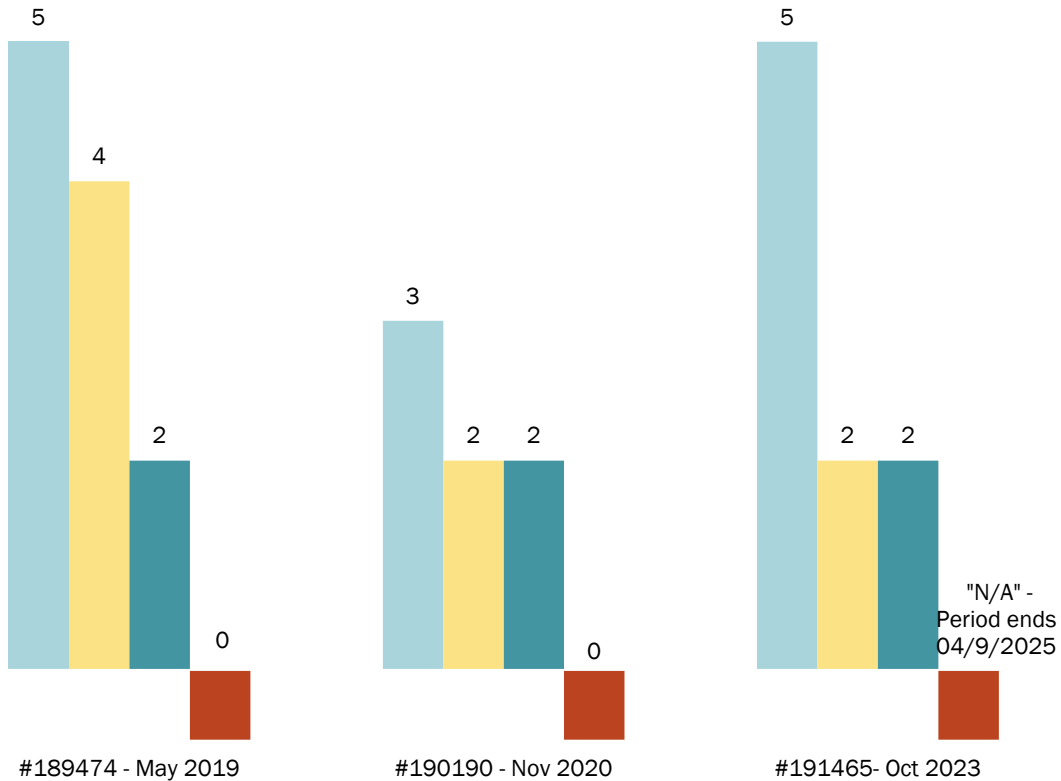
Approximately 6 months without a response from the property owner or payment of delinquent liens

Redemption Time Period



- The property owner can redeem property within one year of sale
- Purchaser bears financial risk of additional violations and is still not the legal owner

Ordinance Sale Characteristics 2019 - 2023



- Number of Properties on Foreclosure Sale List
- Number of Properties Paid off before the Foreclosure Sale
- Number of times Properties included in a Foreclosure Sale
- Number of Property Redemptions

- **Ordinance Sale Characteristics**
- Property doesn't sell at first sale**
- There have been no redemptions in the past two years**

Recommendation



Shorten Foreclosure Time Period - Amended Status

Foreclosure Time Period – Current Status

- Engagement Period – 6 months
- Treasurer Notification Period – 2 months
- Redemption Period – 1 year
- Total time almost 2 years

- Engagement Period – 6 months
- Treasurer Notification Period – 2 months
- Redemption Period – 90 days
- *Total time almost 1 year*



Thank you

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