



Legislation Details (With Text)

File #: 130654. **Version:** 4 **Name:** Foreclosed and Vacant property
Type: Discussion Item **Status:** Pending In Committee
File created: 1/16/2014 **In control:** Audit and Finance Committee
On agenda: 11/20/2014 **Final action:** 11/20/2014
Title: Foreclosed and Vacant Property Registry (B)

This item involves a request for the City Commission to receive an update on the property registry item that was referred to the Audit, Finance and Legislative Committee.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 130654A_Vacant Property Registry PPT_20140331.pdf, 2. 130654B_Ft Laudedale FL Ordinance_20140331.pdf, 3. 130654C_Ft Myers Ordinance_20140331.pdf, 4. 130654D_August 19 AF&L vacant property registry.pdf, 5. 130654E_GACAR Letter to Mayor.pdf, 6. 130654-F - Vacant Registry-Community Champions Partner Listing.pdf, 7. 130654A_Property Registry PPT_20141120.pdf, 8. 130654B_Stakeholder Feedback_20141120.pdf, 9. 130654C_March & August A&F Minutes_20141120.pdf, 10. 130654D_MOD Updated Peer Jurisdictions Info_20141120.pdf

Date	Ver.	Action By	Action	Result
11/20/2014	4	City Commission	Approved, as shown above	Pass
8/19/2014	3	Audit, Finance and Legislative Committee	Approved as Recommended	
3/31/2014	2	Audit, Finance and Legislative Committee	Retained in Committee	
1/16/2014	1	City Commission	Referred	Pass

Foreclosed and Vacant Property Registry (B)

This item involves a request for the City Commission to receive an update on the property registry item that was referred to the Audit, Finance and Legislative Committee.

The City Commission referred the discussion of the implementation of a foreclosed and vacant property registry to the Audit, Finance and Legislative Committee on January 16, 2014. On March 31, 2014, the Committee received a presentation from staff and directed staff to return to the Committee with additional information. The Committee referred the item back to the City Commission on August 19, 2014, with a recommendation for the City Commission to receive the information provided to the Committee and determine if a property registry should be adopted.

Property registries have been used by local governments to monitor properties and as an enforcement tool. Registries are enacted by the adoption of an ordinance which includes the framework for the registration, registration requirements, and the responsibilities of the registrants. Registration programs follow a similar model statewide. They can be maintained using staff if there is adequate staff available or a contracted service can be used. As part of the review of this issue, staff contacted stakeholders such as: peer jurisdictions, the Gainesville Area Chamber of Commerce, and the Gainesville Alachua County Association of Realtors.

Staff will provide the City Commission with a presentation that includes information on existing tools, data on vacant properties and properties whose owners are in default, peer community and stakeholder feedback, and four property registry options including proposed ordinance requirements. Each option required the registration of properties that meet certain conditions such as bank owned, property owners in default, and vacant and abandoned properties.

The four options provide by staff are:

1. Require the registration of residential properties that are vacant or residential properties in default that have been cited for property maintenance issues.
2. Require the registration of all vacant residential properties that are in default or bank owner.
3. Require the registration of all occupied and vacant residential properties that are in default or bank owned.
4. Do not create a property registry.

If the City Commission approves moving forward with one of the options 1-3, staff will provide proposed conditions to include in a draft ordinance. The conditions include an annual registration, fee structure, requirements of the registrant to include a contact person and maintain the property, posting of contact information on vacant property, and the filing of a trespass authorization for vacant or abandoned properties.

None

The City Commission: 1) provide approval for one of the property registry options provided by staff; 2) direct the City Attorney to draft and advertise a proposed ordinance; and 3) if option #2 or #3 is selected, initiate a Request for Proposals for a vendor to manage the property registry program.

Alternative Recommendation A

The City Commission: 1) select Option #2 as presented by staff; 2) direct the City Attorney to draft and advertise a proposed ordinance; and 3) initiate a Request for Proposals for a vendor to manage the property registry program.

Alternative Recommendation B

Do not create a property registration program.