



## Legislation Details (With Text)

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**Title:** Request to Release Lien 530 NW 29th Ave (B)

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Date	Ver.	Action By	Action	Result
8/5/2021	1	City Commission	Approved as Recommended	Pass

### Request to Release Lien 530 NW 29<sup>th</sup> Ave (B)

This item is a request for the City Commission to consider a request for a lien reduction or rescission for 530 NW 29th Avenue. The neighboring property at 532 NW 29th Avenue was previously found in violation of City ordinances for blight, dead tree limbs, and a leaking roof in 2012. A lien was placed on this property, and all others owned by the property owner, that accumulated to \$335,800 plus administrative costs of \$86.80.

The property that originally generated the violations was lost by the owner in a tax deed sale in January of 2021, through which the City was awarded \$18,806.79 in proceeds from the sale toward the lien.

The owner is now trying to sell the neighboring lot at 530 NW 29th Avenue, which he still owns, and has the City lien attached to it. The purchase price of the property is \$19,000 per contract.

A reduction/rescission hearing was held on May 6, 2021 before the Special Magistrate. Based on information presented the Magistrate recommended the remaining amount of the lien be reduced to \$2,500. The costs of the lien have been paid separately and resolved. Since nearly \$19,000 was already collected in the tax deed sale, staff is recommending the Commission accept the Magistrate's recommendation for reduction.

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A reduction in accounts receivable is expected from reducing the current lien amount from \$335,800 to \$2,500.

The City Commission accept the Magistrate's ruling and reduce the lien to \$2,500.