



## Legislation Text

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**File #:** 210218., **Version:** 1

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### **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 29<sup>th</sup> Avenue. The neighboring property at 532 NW 29<sup>th</sup> 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 29<sup>th</sup> 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.