



NOTICE

Development Services Department

CITY OF SAN DIEGO - 1222 FIRST AVENUE, M.S. 511, SAN DIEGO, CALIFORNIA 92101

DATE: January 23, 2013

TO: Distribution

FROM: Robert Vacchi, Deputy Director

SUBJECT: **Property Value Protection Ordinance – Notice of Default Filing
Registration Requirement**

On December 4, 2012 the San Diego City Council adopted the "Property Value Protection Ordinance". The action amended Chapter 5, Article 4, of the San Diego Municipal Code (SDMC), by adding a new title of "Registration of Defaulted or Foreclosed Residential Properties," of Division 11; and by adding Sections 54.1101 - 54.1114; all relating to the requirement for lenders to register defaulted and foreclosed residential properties. This ordinance amends Chapter 5, Article 4, of the SDMC, by adding Article 4, Division 11, to require beneficiaries or trustees who: (1) hold an interest in deeds of trust for defaulted residential properties; or (2) hold title to a residential property as a result of a foreclosure sale or deed in lieu of foreclosure, to register the properties with the City of San Diego and provide current accurate contact information to Code Enforcement personnel. This ordinance also requires the payment of a \$76 registration fee to the City to cover the costs of the creation and maintenance of properties registered with the City and the costs of monitoring, inspecting, and investigating the registered properties. This ordinance also authorizes the assessment of administrative civil penalties for failure to comply with the registration requirements.

It is the purpose and intent of Division 11 to require lenders who issue a Notice of Default or foreclose on residential properties to register current contact information with the City so that code enforcement officials can track, inspect, and monitor these properties, and easily identify and contact the responsible party if the property lacks maintenance or security, thereby protecting the safety, welfare, and property values of neighborhoods. (SDMC §54.1101)

A complete copy of these requirements in the SDMC may be viewed or downloaded at:
http://docs.sandiego.gov/council_reso_ordinance/rao2012/O-20228.pdf.

For additional information or to register a property please visit our website at:
<http://www.sandiego.gov/nccd/forms/index.shtml> after February 2013.

For questions, please contact/call Joyce Parani at 619-533-6132 or JParani@sandiego.gov