

VACANT REAL PROPERTY REGISTRATION (continued)

It is the purpose and intent of the DeSoto County Board of County Commissioners to establish procedures and requirements for the registration of real property located within the unincorporated area of the county that is vacant and in the process of foreclosure. .

1. Any mortgagee that holds a mortgage on any vacant real property in foreclosure located within the unincorporated area of the county shall perform an inspection of the property that is the security for the mortgage and shall register the vacant real property with the county upon commencement of foreclosure by said mortgagee on said property. A separate registration is required for each parcel of vacant real property simultaneous with the recording of a notice of lls pendens in the public records of the county in any civil action to foreclosure on a mortgage, lien, or similar instrument that secures debt upon vacant real property in foreclosure located within the unincorporated area of the county. If any real property in foreclosure located within the unincorporated area of the county becomes vacant after commencement of foreclosure, the mortgagee shall perform an inspection of the property and shall register the vacant real property with the county no later than thirty (30) days after such vacancy occurs.
2. Any vacant real property in foreclosure subject to this ordinance shall be maintained in compliance with all applicable codes and ordinances, including, but not limited to, the DeSoto County Land Development Regulations, the Florida Building Code, and applicable provisions of fire safety and protection ordinances and regulations.
3. Any vacant real property in foreclosure subject to this Ordinance shall be maintained in a secure manner and not accessible to unauthorized persons. A secure manner includes, but is not limited to, closure and locking of windows, doors, gates, and other openings of such size that may allow a child to access the interior of any structure on the real property.
4. The mortgagee or the local property management company named in the registration shall inspect the vacant real property in foreclosure on a monthly basis to ensure said property is in compliance with this section. Upon request by the county, the mortgagee or the local property management company shall provide a copy of any inspection reports to the county.
5. Failure of the property owner, the mortgagee, or the local property management company named in the registration to maintain any vacant real property in foreclosure shall constitute a violation of this Ordinance. Failure of the mortgagee or the local property management company named in the registration to inspect any vacant real property in foreclosure or to provide any required reports shall constitute a violation of this Ordinance
6. Any violation of this Ordinance may be enforced as provided in Section 125.69, Florida Statutes. In addition, the county may bring suit to restrain, enjoin, or otherwise prevent a violation of or mandate compliance with this Ordinance or provided in Chapter 162, Florida Statutes

Registration form completed by: _____ Title: _____
(Print Name)

Signature: _____ Date: _____

State of _____

County of _____

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of _____

On this, the _____ day of _____, 20 _____ by _____
(Print Name)

(Signature of Notary)

Notary Public, State of _____

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

(Print, Type, or Stamp Commissioned Name of Notary Public)

Keep a copy of the registration form for your records. Please contact the County Code Compliance at (863) 491-6165 with any questions or for additional information.