

CITY OF UNIVERSITY HEIGHTS
2300 Warrensville Center Road
University Heights, OH 44118
216-932-7800
216-932-5239 Fax

NOTIFICATION OF FORECLOSURE FILING

DATE _____

1. Address of Property _____ Case No. _____
Permanent Parcel No. _____ Date Complaint Filed with Court _____
Is this property _____ Single Family _____ Two Family _____ Three Family
_____ Commercial _____ Other

2. Name of Current Property Owner _____
Address _____ City _____
State _____ Zip _____ Phone _____

3. Name of Party Filing Complaint for Foreclosure _____
Address _____ City _____
State _____ Zip _____ Phone _____
Contact Person and Phone _____

4. Name of Party Responsible for Maintenance when Property is Vacant _____

Address _____ City _____
State _____ Zip _____ Phone _____
Contact Person and Phone _____

5. Fees: In accordance with Section 1475 of the Codified Ordinances of the City of University Heights, a fee of \$150.00 is required to be submitted along with this notification. Make check payable to the City of University Heights.

For Office Use Only:

Date Paid _____ Check No. _____ Receipt No. _____

ORDINANCE NO. 2010-09

INTRODUCED BY: VICE MAYOR FRANKIE B. GOLDBERG

AN EMERGENCY ORDINANCE ESTABLISHING CHAPTER 1475 OF THE CODIFIED ORDINANCES OF THE CITY OF UNIVERSITY HEIGHTS TITLED "NOTICE OF FORECLOSURE AND REGISTRATION OF VACANT BUILDINGS OR STRUCTURES".

WHEREAS, upon the recommendation of the Building Commissioner and this Council's Building Committee, it has been determined that it is desirous to include provisions in the Codified Ordinances regarding notice of foreclosure actions and registration of vacant buildings and structures.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF UNIVERSITY HEIGHTS, OHIO, THAT:

Section 1. Chapter 1475 of the Codified Ordinances of the City of University Heights titled "Notice of Foreclosure and Registration of Vacant Buildings or Structures" is hereby established and shall read as follows:

1475.01 APPLICATION OF CHAPTER.

This Chapter shall be applicable to all residential, commercial and industrial buildings located within the City of University Heights.

1475.02 NOTICE TO CITY OF FORECLOSURE FILING; FEE.

(a) Any person who files a complaint in any court of competent jurisdiction for foreclosure involving real property located within the City of University Heights on which there is a building or structure shall notify the City of the filing of the foreclosure complaint and shall file a complete copy of the foreclosure complaint with the Building Commissioner within ten (10) days after filing of the complaint with the relevant court. The notice to the City shall be on a form as prescribed by the Building Commissioner.

(b) The fee for filing a notice of foreclosure shall be one hundred fifty dollars (\$150.00) and shall be paid at the time the notice is filed with the Building Commissioner.

1475.03 PERSON RESPONSIBLE FOR MAINTENANCE IN THE EVENT OF FORECLOSURE.

(a) If the building or structure on the property that is the subject of a foreclosure proceeding is vacant at the time the foreclosure complaint is filed with a court of competent jurisdiction, then the person filing the foreclosure complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property in compliance with all applicable provisions of the Codified Ordinances of the City of University Heights.

(b) If the building or structure on the property that is the subject of a foreclosure proceeding becomes vacant at any time after the foreclosure complaint is filed with a court of competent jurisdiction, then the person filing the foreclosure notice shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property in compliance with all applicable provisions of the Codified Ordinances of the City of University Heights, and shall otherwise comply with the provisions of this Chapter.


1475.99 PENALTY.

Whoever fails to file a complete copy of a foreclosure complaint with the City as required by this Chapter shall be deemed guilty of a misdemeanor of the fourth degree."

Section 2. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in full compliance with all legal requirements.

Section 3. This Ordinance constitutes an emergency measure for the immediate preservation of public peace, health and safety of the citizens of the City of University Heights, and for the additional reason that this Ordinance is necessary to immediately establish notice and registration requirements for foreclosed buildings and structures, and provided it receives the affirmative vote of not less than five (5) members of Council, it shall take effect immediately upon its passage and approval of the Mayor, otherwise, it shall become effective at the earliest time allowed by law.

CITY OF UNIVERSITY HEIGHTS, OHIO



SUSAN K. INFELD, MAYOR

First Reading: February 16, 2010

Passed: February 16, 2010

ATTEST:



NANCY E. ENGLISH, CLERK OF COUNCIL

APPROVED AS TO FORM:



DENNIS A. NEVAR, ACTING LAW DIRECTOR