



City of Hemet
 Community Development Department
Code Compliance Division
 445 E. Florida Avenue • Hemet, CA 92543
 Phone: (951) 765-2339 Fax: (951) 765-2359
www.cityofhemet.org



ABANDONED, VACANT or FORECLOSED PROPERTY REGISTRATION FORM

Complete this Registration Form for each property & return the completed form with registration fee and Default Inspection Report.

Property to be Registered:

Property Address

City State Zip Code Assessor Parcel Number (APN)

Property Status:

Single Family Multi-Family Number of Units: _____

Does the property have a pool/spa? Yes No

Is the property vacant? Yes No Date Property Became Vacant: _____

Has a Notice of Default been recorded? Yes No _____

Document # Recording Date

Default Inspection Report Attached? Yes No

Beneficiary/Beneficiary's Agent:

Name or Company/Bank Name Phone Number

Street Address City State Zip

Mailing Address (if different) City State Zip

Contact Person Phone Number Email

Local Property Manager (within 40 mile radius):

Company/Organization Name City of Hemet Business License Number

Mailing Address City State Zip

Contact Person Business Phone Number 24-Hour Phone Number

Registration Fees Required:

An annual registration fee must accompany this form. Registrations shall be valid from September 1st through August 31st of the following year.

Initial Registration Fee: **\$260.00** Renewal Registration: **\$73.00** Change in Information: No Cost

Incomplete Applications Cannot Be Processed

Your property registration will be processed under the provisions of Hemet Municipal Code Section 14-503. Please be advised that compliance with the provisions of Section 14-503 does not eliminate the obligation to comply with all other provisions of the Hemet Municipal Code.

I hereby certify under penalty of perjury under the laws of the State of California that I have read and understand the above statement and that the information provided above is true and correct.

Applicant's Signature Printed Name Date

(For Office Use Only)

Fee Received: Yes No Tran Code: 1340

Form of Payment: _____

Amount: _____

FPR : _____ - _____

PLEASE RETAIN THIS PAGE FOR YOUR RECORDS

City of Hemet Municipal Code Section 1-8 – VIOLATIONS OF CODE:

(a) Purpose and intent. The title of this section is "Violations of Code." The provisions of this section represent the general means and methods by which the city may secure compliance with the provisions of this Code and city approvals, permits or licenses. The city may use any available legal remedy to secure compliance and multiple enforcement remedies may be used to achieve compliance with respect to persons who commit continuing violations.

The procedures authorized or identified by this code are the following: notices of violation; administrative citations; administrative fines and penalties; cease and desist orders; abatement of nuisances; recordation of notices of violation; authorization to charge re-inspection fees; cost recovery for costs of enforcement; confirmation of costs; and recordation of liens and assessments for cost recovery.

City of Hemet Municipal Code Chapter 14, Article XI, MAINTENANCE, SECURITY, AND REHABILITATION OF ABANDONED OR VACANT PROPERTIES.

Beneficiary's Registration Requirements under Hemet Municipal Code Section 14-503:

- A beneficiary, or beneficiary's agent shall register a property within 10 days from the date of notice of default is recorded or the date of a default inspection. [HMC 14-503(a)]
- Properties in default or abandoned and vacant prior to September 1, 2013 must also register no later than September 20, 2013.
- Prior to recording a notice of default on a property, the beneficiary shall conduct a default inspection. [HMC 14-503(b)]
- The beneficiary shall prepare a written report of each default inspection and submit the report to the Community Development Director within 10 days of the inspection. [HMC 14-503(c)]
- If the property is not vacant at the time of the notice of default is filed, the beneficiary shall conduct subsequent default inspections of the property at least once per month. [HMC 14-503(d)]
- Visible front and side yards shall be maintained. [HMC 14-505(e)]
- Pools and spas shall be maintained. [HMC 14-505(f)]
- Property must remain secure. [HMC 14-506(a)]
- The beneficiary, beneficiary's agent, or local property Management Company shall inspect the property on a weekly basis. [HMC 14-506(b)]

A copy of this or any municipal code of the City of Hemet may be downloaded at:

www.cityofhemet.org

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DEFAULT/VACANT PROPERTY INSPECTION REPORT

Property Address: _____ **APN#:** _____

Inspection Conducted By:

 Name Contact Phone Number

 Company/Bank Name Business Phone Number

 Mailing Address City State Zip

Date of Inspection: _____ Time of Inspection: _____

Property Status:

Single Family Multi-Family Number of Units: _____ Does the property have a pool/spa? Yes No

Is the property vacant? Yes No Evidence of Vacancy: _____

Utilities: Water On Off Gas On Off Electricity On Off

Please check if any of the following conditions exist:

- Weeds, dead vegetation, trash, junk, debris, discarded personal items, etc. [HMC 14-505 (c)]
- Graffiti present. [HMC 14-505 (d)]
- Visible front/side yards requiring landscaping or proper maintenance. [HMC 14-505 (e)]
- Pool and Spa not in proper working order or requiring to be drained. [HMC 14-505 (f)]
- Property is boarded. Will need to be rehabilitated within 180 days of initial board-up. [HMC 14-505 (g)]
- Property is unoccupied and unlocked or otherwise open or unsecured. [HMC 14-504 (b)]

Additional Details/Comments: _____

By signing below, you understand that pursuant to Hemet Municipal Code Section 14-503: Upon recordation of notice of default the beneficiary, or its agent shall perform a default inspection and reported to the City on this approved form. Furthermore Section 14-505 states that if the property falls into disrepair in violation of this code and the beneficiary failures to correct it, any existing violation(s) may result in fines and/or other legal actions against you.

 Signature

 Date