



Registration of Residential Property in Default or Foreclosure

On March 10, 2015, the Moreno Valley City Council adopted ordinance 887 adding Chapter 6.14 to Title 6 of the Moreno Valley Municipal Code (M.V.M.C.). The ordinance was adopted to establish the registration of residential properties in foreclosure and requires residential properties that fall into default, or threat of foreclosure, to be registered as such with the City. This ordinance was further adopted as a mechanism to protect neighborhoods from becoming blighted as a result of inadequate maintenance and/or security, which is a risk of foreclosure properties.

Any beneficiary or trustee who holds, or has an interest in, a deed of trust on a property in foreclosure located within the City, shall register the property with the Community Development Department. The beneficiary or trustee shall register such property in foreclosure with the city within fifteen (15) calendar days of the issuance of the notice of default.

The registration requirement described in this section shall also apply to any vacant or abandoned property that has been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure, and any properties transferred under a deed in lieu of foreclosure and/or sale.

The registration requirements of this section shall be satisfied by providing the City the following information:

1. The address and assessor's parcel number (APN) of the property in default or foreclosure;
2. The name of the primary beneficiary and/or trustee (corporation or individual) responsible for the registration;
3. The name(s) of all other beneficiaries and/or trustees (corporations or individuals) that held a security interest at the time when the notice of default was recorded;
4. The direct street and/or office mailing address of the beneficiaries and trustees (Note: P.O. boxes are not sufficient);

5. A direct contact name and phone number for person(s) or agent(s) acting on behalf of the primary beneficiary and/or trustee;
6. In the case of a corporation or out of area beneficiary and/or trustee, a direct contact staff member name and phone number with a local property management company responsible for the security, maintenance and marketing of the property in default or foreclosure; such staff member must be empowered to: (a) comply with code compliance orders issued by the City; (b) provide a trespass authorization (602 P.C. letter) upon request of the local law enforcement authorities if the property is unlawfully occupied; and (c) conduct weekly inspections of the property; and
7. Other information as deemed necessary by the Community Development Department.

Any person, firm, or corporation that has registered a property in accordance with these provisions must report any change of information contained in the registration with the Community Development Department within ten (10) calendar days of the change. If the Community Development Department determines that the beneficiary and/or trustee has failed to comply with the registry requirements, the Community Development Department shall mail notice to the beneficiary and/or trustee at the last known address as provided in M.V.M.C. Section 6.14.030 of the failure to comply with this chapter. If the beneficiary and/or trustee fail to comply with this chapter within thirty (30) calendar days of Community Development Department notification, the beneficiary and/or trustee shall pay a penalty or penalties as prescribed in M.V.M.C. Section 6.14.100.

Properties subject to M.V.M.C. Chapter 6.14 shall remain subject to the annual registration requirement and the security and maintenance standards of this code as long as they remain properties in default or foreclosure.

A registration fee in the amount of \$400.00 shall be mailed along with the **Notice of Default Registration Form** to the following address:

City of Moreno Valley
Code & Neighborhood Services Division
Default Property Registration Program
P.O. Box 88005
Moreno Valley, CA 92552-0805

City of Moreno Valley (Overnight packages)
Code & Neighborhood Services Division
Default Property Registration Program
14177 Frederick Street
Moreno Valley, CA 92553-9014

The fee and registration shall be valid for one (1) year from the date the application is received by the City of Moreno Valley. A property must be registered annually on the anniversary of the original registration date if the property continues to be in default or foreclosure. Any beneficiary or trustee that fails to register under this program within 30 days of the City's written notification shall be subject to an Administrative Citation(s) and/or commencement of administrative action. Administrative Citations carry a fine of \$100.00 for the first occurrence up to \$500.00 for the third occurrence of the same violation. In addition, each citation is subject to penalty fees, and costs for abatement plus administrative fees will be assessed against the property and become a tax lien thereon.

If you have any questions or concerns, please contact the Code & Neighborhood Services Division at 951.413.3340, or by email at foreclosure@moval.org.