



TOWN OF LAUDERDALE-BY-THE-SEA
DEVELOPMENT SERVICES DEPARTMENT
4501 OCEAN DRIVE
LAUDERDALE-BY-THE-SEA, FL 33308-3601
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Registration of Abandoned Real Property Code Ordinance 11-21

PAYMENT OF THE REGISTRATION FEE AND COMPLIANCE WITH CHAPTER 11 SECTIONS 23 AND 24 IS REQUIRED UPON SUBMITTAL OF THIS APPLICATION.

INTERNAL USE ONLY

Date Registration Form Received:

Chapter 11-21, Town of Lauderdale-By-The-Sea Code of Ordinances, requires that mortgagees of real property shall perform inspections and register the vacant or abandoned property with the Town. An annual registration fee of \$ 150.00 per property is required. (Refer to the Lauderdale-By-The-Sea Code of Ordinances Chapter 11-21 for detailed information)

PROPERTY INFORMATION: (Please print or type)

PROPERTY ADDRESS: _____

LEGAL DESCRIPTION: _____

FOLIO NUMBER: _____

MORTGAGEE NAME: _____

ADDRESS: _____

TELEPHONE: _____ **FAX:** _____ **EMAIL:** _____

MORTGAGEE CONTACT PERSON: _____ **CELL PHONE:** _____

TELEPHONE: _____ **FAX:** _____ **EMAIL:** _____

LOCAL CONTACT AND/OR MAINTENANCE COMPANY NAME: _____

ADDRESS: _____

TELEPHONE: _____ **FAX:** _____ **EMAIL:** _____

24 HOUR/EMERGENCY CONTACT NAME: _____ **CELL PHONE:** _____

ADDRESS: _____

TELEPHONE: _____ **FAX:** _____ **EMAIL:** _____

FORECLOSURE ATTORNEY NAME: _____

ADDRESS: _____

TELEPHONE: _____ **FAX:** _____ **EMAIL:** _____

RECORDATION INFORMATION FOR LIS PENDENS _____

Official Record Book and Page and Recording Date

DATE OF INITIAL INSPECTION: _____

DATE PROPERTY INFORMATION POSTED: _____

Registration of Abandoned Real Property (continued)

It is the purpose and intent of the Town to establish a process to address the amount of abandoned real property located within the Town. It is the Town's further intent to specifically establish an abandoned residential property program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties.

1. [Section 11-22 (a)] Any mortgagee who holds a mortgage on real property located within the Town shall perform an inspection of the property that is the security for the mortgage, upon default by the mortgagor, prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed abandoned and the mortgagee shall, within ten (10) days of the inspection, register the property with the Director of Development Services, or his or her designee, on forms provided by the Town. A registration is required for each vacant property.
2. [Section 11-22 (b)] If the property is occupied but remains in default, it shall be inspected by the mortgagee or his or her designee on a monthly basis until (1) the mortgagor or other party remedies the default, or (2) the property is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the mortgagee shall, within ten (10) days of that inspection, register the property with the Director of Development Services, or his or her designee, on forms provided by the Town.
3. [Section 11-23 and 11-24] Maintenance and Security Requirements. Properties shall be maintained and secured in accordance with the Town of Lauderdale-By-The-Sea Code of Ordinances.

All violations of Chapter 11-21 may be subject to the minimum penalty of \$250.00 for the first offense. Subsequent violations may be subject to a minimum penalty of \$500.00.

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) (Print Title)

WITNESS my hand and official seal

Notary Public, State of _____

Printed, typed or stamped name of Notary Public exactly as commissioned
Personally known to me, or
Produced identification:

(Type of identification produced)

Please contact the Town of Lauderdale By The Sea Development Services Department at (954) 640-4210 with any questions regarding registration of abandoned real property.

INTERNAL USE ONLY

Annual Registration Fee \$ 150.00 per property paid _____, by _____, _____.
(date) (method of payment) (check # if applicable)

TOWN OFFICIAL APPROVAL: _____ DATE: _____