

FORECLOSED & VACANT?



All vacant property requirements will be applicable

Register your foreclosed and vacant property with the Public Safety Department, Code Compliance Division on City approved forms and pay registration and annual monitoring fee.

- Within 10 days of recordation of "Notice of Default", perform an inspection and submit the results to the City.

ADDITIONAL REQUIREMENTS

- Fence the property per City standards
- Secure the property within forty-eight (48) hours of becoming abandoned
- Submit a letter of Agency to LA County Sheriff's Department every thirty (30) days
- Post "No Trespassing" signs as required and approved by the City authorizing Sheriff's Department to remove and/or arrest all unauthorized persons from the property
- Post the name and twenty-four (24) hours contact phone number of the property manager per City's standards.
 - 8-1/2" X 11" or larger in size,
 - Font that is legible from a distance of twenty (20) feet
 - Contain verbiage: "THIS PROPERTY IS MANAGED BY _____", and "TO REPORT PROBLEMS OR CONCERNS CALL (name and phone number)".
 - Place the posting securely and visible from the street to the front of the property

Exterior posting must be constructed of, and printed with weather resistant materials