

CHAPTER 13B Maintenance of Vacant and Foreclosed Residential Properties

Regulating the Maintenance of Vacant and Foreclosing Residential Properties.

(a) Purpose. It is the intent of this section to protect and preserve public safety, security, and quiet enjoyment of occupants, abutters, and neighborhoods by (i) requiring all residential property owners, including lenders, trustees, and service companies, to properly maintain vacant and foreclosed residential properties, and (ii) regulating the maintenance of vacant and foreclosed residential properties to prevent blighted and unsecured residences.

The Code Enforcement Task Force has enforcement authority pursuant to the State Building Code, the State Sanitary Code, the Zoning Ordinance of the City of Everett, and Chapter 13A of the Revised Ordinances of the City of Everett.

(b) Definitions. When used in this section, unless a contrary intention clearly appears, the following terms shall have the following meanings:

City means City of Everett.

Code Enforcement Task Forces means the City of Everett Code Enforcement Task Force acting through its Chairman.

Days means consecutive calendar days.

Foreclosing means the process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower defaults.

Initiation of the foreclosure process means taking any of the following actions: (1) taking possession of a residential property pursuant to M.G.L. c.244, s. 1; (ii) delivering the Mortgagee's notice of intention to foreclose to the borrower pursuant to M.G.L. c. 244, s. 1 TB; or (iii) commencing a foreclosure action on a property in either the Land Court or Suffolk Superior Court.

Local means within twenty (20) driving miles distance of the property in question.

Mortgagee means the creditor, including but not limited to, service companies, lenders to a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

Owner means every person, entity, service company, property manager or real estate broker, who alone or severally with others:

(1) Has legal or equitable title to any dwelling, dwelling unit, mobile dwelling unit, or parcel of land, vacant or otherwise, including a mobile home park; or

(2) Has care, charge or control of any dwelling, dwelling unit, mobile dwelling unit or parcel of land, vacant or otherwise, including a mobile home park, in any capacity including but not limited to agent, executor, executrix, administrator, administratrix, trustee or guardian of the estate of the holder of legal title; or

(3) Is a mortgagee in possession of any such property; or

(4) Is an agent, trustee or other person appointed by the courts and vested with possession or control of any such property; or

(5) Is an officer or trustee of the association of unit owners of a condominium. Each such person is bound to comply with the provisions of these minimum standards as if he were the owner. However, this ordinance shall not apply to a Condominium Association created pursuant to M.G.L. c. 138A to the extent that such Association forecloses on or

initiates the foreclosure process for unpaid assessments due or owing to the Association. Owner also means every person who operates a rooming house; or

(6) Is a trustee who holds, owns or controls mortgage loans for mortgage backed securities transactions and has initiated the foreclosure process,

Property means any real, residential property, or portion thereof, located in the City of Everett, including building or structures situated on the property. For purposes of this section only, property does not include property owned or subject to the control of the City or any of its' governmental bodies. Such property includes, but is not limited to, property owned or controlled by the Everett Housing Authority.

Residential Property means any property that contains one or more dwelling units used, intended, or designed to be occupied for living purposes.

Securing means measures that assist in making the property inaccessible to unauthorized persons.

Vacant means any property not currently legally occupied and not properly maintained or secured.

(c) Registration of Vacant and Foreclosing/Foreclosed Residential Properties; to Provide Written Notice of Vacant, Residential Property and/or Mortgage Foreclosure.

On or before November 15th of each calendar year, all owners must register vacant and foreclosing/foreclosed residential properties with the Code Enforcement Task Force on forms provided by the Code Enforcement Task Force. All registrations must state the individual owner's or agent's phone number and mailing address located within the Commonwealth as required by M.G.L. e, 59, s. 57D, c. 156D, s5.02, and 950 CMR 113.20. The mailing address may not be a P.O. Box. This registration must also certify that the property was inspected and identify whether the property is vacant at the time of filing. If the property is vacant, the owner and/or registrant must designate and retain a local individual or local property management company responsible for the security and maintenance of the property. This designation must state the individual or company's name, phone number, and local mailing address. The mailing address may not be a P.O. Box. If the property is in the process of foreclosure, then the registration must be received within seven days of the initiation of the foreclosure process as defined in subsection (b). If the Commissioner determines that the property is vacant and that foreclosure proceedings have not been initiated, the registration must be received within fourteen days of the Code Enforcement Task Force's first citation for improper maintenance.

The annual registration fee shall be based on the duration of the vacancy as of November 15th of such calendar year according to the following schedule:

\$500.00	For properties that have been vacant for less than one year.
\$1,000.00	For properties that have been vacant for one year or more but less than two years.
\$2,000.00	For properties that have been vacant for two years or more but less than three years.
\$3,000.00	For properties that have been vacant for three years or more.

Subsequent annual registrations and fees are due within thirty (30) days of the expiration of the previous registration and must certify whether the foreclosing and foreclosed property remains vacant or not. Once the property is no longer vacant or is sold, the owner must provide proof of sale or written notice and proof of occupancy to the Code Enforcement Task Force.

A failure to pay timely the registration fee shall be a violation of this ordinance, and the full fee shall be deemed an assessment subject to a lien on property.

(d) Maintenance Requirements

Properties subject to this section must be maintained in accordance with the relevant Sanitary Codes, Building Codes, and local regulations concerning external and/or visible maintenance. The owner, local individual or local property management company must inspect and maintain the property on a monthly basis for the duration of the vacancy. The property must contain a posting with the name and 24-hour contact phone number of the local individual or property management company responsible for the maintenance. This sign must be posted on the front of the property so it is clearly visible from the street.

(e) Inspections

The Code Enforcement Task Force shall have the authority and the duty to inspect properties subject to this section for compliance and to issue citations for any violations. The Code Enforcement Task Force shall have the discretion to determine when and how such inspections are to be made, provided that their policies are reasonably calculated to ensure that this section is enforced.

(f) Enforcement and Penalties.

Failure to initially register with the Code Enforcement Task Force is punishable by a fine of three hundred dollars and no cents (\$300.00).

If applicable, failure to properly identify the name of the local individual or local property management company is punishable by a fine of three hundred dollars and no cents (\$300.00).

Failure to maintain the property is punishable by a fine up to three hundred dollars and no cents (\$300,00) for each week the property is not maintained.

All monies collected pursuant to this section shall be directed to a specific Code Enforcement Task Force enforcement fund.

(g) Appeal. Any person aggrieved by the requirements of this section may seek an administrative appeal to the Code Enforcement Task Force. Any person aggrieved by a final decision issued under this section by the Code Enforcement Task Force, may seek relief in any court of competent jurisdiction as provided by the laws of the Commonwealth,

(h) Applicability, if any provision of this section imposes greater restrictions or obligations than those imposed by any other general law, special law, regulation, rule, ordinance, by-law, order, or policy then the provisions of this section shall control.

(i) Regulatory Authority. The Chairman of the Code Enforcement Task Force has the authority to promulgate rules and regulations necessary to implement and enforce this section.

(j) Severability, If any provision of this section is held to be invalid by a court of competent jurisdiction then such provision shall be considered separately and apart from the remaining provisions, which shall remain in full force and effect.

(k) Implementation. The provisions of this section are effective immediately upon passage and all provisions shall be enforced immediately but no monetary fine shall be imposed pursuant hereto until ninety (90) days after passage.

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