

Due to the lack of adequate security and maintenance of abandoned and vacant properties in Coos County, there has been an increase in blight, crime and unsanitary conditions that are detrimental to the health, welfare, and safety of Coos County Residents. To address these issues, the Board of Commissioners adopted Ordinance No. 18-11-011L (the “Ordinance”) on November 20, 2018 to help remedy this issue.

What this means for lenders is, if a borrower has defaulted on a real property loan agreement, a lender shall immediately perform, or cause to be performed, an inspection of the real property that is the security for the applicable real property loan agreement. So long as a borrower remains in default, lenders must conduct periodic monthly inspections thereafter. If any such inspection reveals evidence that the property is vacant, or shows evidence of vacancy as defined in the Ordinance, lenders are required to register the property with the Coos County Planning Department within fourteen (14) days of the inspection.

In addition to the registration requirements, vacant property or property with evidence of vacancy must be maintained in accordance with the ordinance, including the following requirements:

1. Lenders must keep abandoned property free of dead vegetation, graffiti, or any other condition that would cause a reasonable person to conclude that the property is vacant;
2. Lenders must maintain the property so as to not constitute a violation of the Coos County Code or any Coos County Ordinance;
3. Out of the area lenders must employ a local property management company to ensure compliance with the Ordinance; and
4. Lenders must ensure that the property remains secure.

Failure to comply with the Ordinance will result in enforcement action which may include fines or fees. If you are unsure if the property is subject to this ordinance, you may choose to file the form to ensure you are in compliance, or contact the Coos County Planning Department for clarification. Inspection records with time, date, person inspecting and photos, should be maintain to present as evidence if a compliance issue is raised. Once a property has been sold or is no longer considered vacant by the terms of the regulating ordinance the lender shall notify the Planning Department in order to remove property from the registry. Please note, as a lender if the property is in default but not vacant you may still be held as a responsible party if a property is found to be in violation of the Coos County Zoning and Land Development Ordinance or Code regarding health and safety matters.

VACANT AND FORECLOSURED PROPERTY REGISTRATION

Address of Subject Property:

Street Number and Street Name

City State Zip Code

Map and Tax Lot Number: _____

Last Date of Inspection: _____

Lender Information

Name of Lender: _____

Registered Agent (if applicable): _____

Mailing Address of Lender or Registered Agent: _____
Street Number and Street Name

City State Zip Code

**Local Contact or Local Property Maintenance Contractor Responsible for Maintenance and Security
(Coos County Code 11.05.060)**

Company Name: _____

Contact Person's Name: _____

Contact Person's Phone Number/email: _____

Submitted by:

I, the undersigned, hereby affirm that I am duly authorized to act on behalf of all the lender/lienholder identified above; that all information is true and correct; that all information herein will be updated within ten (10) days of any change; and any and all notices, including but not limited to legal service of process or citation, shall be sufficient if actually received and that failure to comply with all Coos County codes, rules, and registration requirements is subject to citation.

Signature of Lender: _____ Date: _____

Date