

**ORDINANCE NO. 2024 - 23**

**AN ORDINANCE AMENDING SECTION 634.09 ENTITLED "FORECLOSURE REGISTRATION" OF THE PARMA HEIGHTS CODIFIED ORDINANCES**

**WHEREAS**, the Director of Public Service and Chief Building Official are recommending that Section 634.09 of the Parma Heights Codified Ordinances be amended; and

**WHEREAS**, this Council desires to adopt the recommendation of the Administration.

**NOW, THEREFORE, BE IT ORDAINED** by the Council of the City of Parma Heights, County of Cuyahoga, and State of Ohio:

Section 1: That Section 634.09 of the Codified Ordinances is hereby amended and shall henceforth read as shown by edits set forth in Exhibit "A", which is attached hereto and incorporated by reference.

Section 2: This Council finds and determines that all formal actions of this Council concerning and relating to the adoption of this Ordinance were taken in an open meeting of this Council and that all deliberations of the Council and of any of its Committees comprised of a majority of the members of the Council that resulted in those formal actions were in meetings open to the public, in compliance with the law.

Section 3: That this Ordinance shall take effect and be in force from and after the earliest date provided for by law.

PASSED:	<u>March 25, 2024</u>	<u>Thomas Rounds</u> PRESIDENT OF COUNCIL
ATTEST:	<u>Barbara Allen</u> CLERK OF COUNCIL	<u>March 25, 2024</u> APPROVED
FILED WITH THE MAYOR:	<u>March 25, 2024</u>	<u>Marie Gallo</u> MAYOR MARIE GALLO

## **EXHIBIT A**

### 634.09 FORECLOSURE REGISTRATION.

(a) Any person or entity filing a civil case in any court for the purpose of foreclosing on any commercial, residential, institutional or any other property in the City shall, within ten days after the filing date, register the action and property with the Director of Public Service and pay the fee, as set forth in this section. A foreclosure filed by a governmental entity shall be exempt from this registration requirement.

(b) Registration of a foreclosure action and the property that is the subject of the foreclosure shall be made on the form or forms provided by the Director of Public Service.

(c) The fee for registration of a foreclosure action and the foreclosed property shall be ~~\$250.00~~ \$150.00 for a residential property (one or two family) and ~~\$500.00~~ \$300.00 for a commercial property (all structures other than one- or two-family structures). The fee shall be paid at the time of notification. The fee for a foreclosure registration submitted after the 10th day following the filing of the foreclosure shall be ~~\$400.00~~ \$300.00 for a residential property (one or two family) and ~~\$600.00~~ \$500.00 for a commercial property (all structures other than one or two family). No registration shall be accepted or considered submitted unless and until the registration form has been completely and accurately filled out, and the applicable fee has been paid.

(d) If the building or structure on the property that is the subject of foreclosure is vacant at the time the foreclosure complaint is filed, then the person filing the foreclosure complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property.

(e) If the building or structure on the property that is the subject of foreclosure becomes vacant at any time after the foreclosure complaint is filed, then the person who filed the foreclosure complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property, and shall otherwise comply with the Parma Height Codified Ordinances.

(Ord. 2017-11. Passed 5-22-17.)