

LEGISLATIVE DIGEST

[Administrative Code - Registration of Defaulted or Foreclosed Residential Properties]

Ordinance amending the Administrative Code to require the registration of defaulted or foreclosed residential properties and payment of a registration fee, and authorizing administrative fines for violation of the registration requirement.

Existing Law

The City currently does not require lenders foreclosing on residential property to register or otherwise report the initiation of the foreclosure process.

Amendment to Current Law

The proposal is an ordinance that would add Chapter 81, the “Defaulted or Foreclosed Residential Property Registration Ordinance,” to the Administrative Code.

The ordinance would establish a system to register and monitor residential properties that are subject to foreclosure by requiring lenders who foreclose on a residential property to register the property and provide contact information for the party responsible for the property during the foreclosure process.

The ordinance would further require the purchaser of a foreclosed property to update the registration with information about subsequent sales of the property or any of its dwelling units occurring within 5 years after the purchase at a foreclosure sale to allow the City to monitor speculation and its effect on San Francisco’s housing inventory, including the withdrawal of affordable rental housing.

The ordinance would authorize a registration fee to offset the expense of maintaining the registry and provides for an administrative fine for failure to register a property or update a property’s registration.

n:\legana\as2014\1400389\00919879.doc