

City of Inglewood
VACANT AND ABANDONED PROPERTY ORDINANCE

Effective: January 1, 2011

On November 30, 2010, the Inglewood City Council passed the *Vacant Property Registration Ordinance* (Ordinance No. 10-17), also known as a foreclosure ordinance, requiring the registration and maintenance of all vacant and abandoned real property. This ordinance is a mechanism to protect residential neighborhoods, including abandoned properties, from blight due to the lack of adequate maintenance and security as a result of the foreclosure crisis.

IF I WANT TO FILE A COMPLAINT ABOUT A PROPERTY, WHO DO I CALL?

To report blighted properties, call the City of Inglewood Code Enforcement Division at (310) 412-5590.

WHO IS AFFECTED BY THIS ORDINANCE AND WHEN IS THE EFFECTIVE DATE?

Any beneficiary or trustee who holds or has an interest in a deed of trust on a property in foreclosure or that is vacant or abandoned within the City of Inglewood must register that property with the City of Inglewood Code Enforcement Division. **The Vacant Property Registration Ordinance became effective January 1, 2011.** Therefore, any beneficiary and trustee responsible for property located in the City of Inglewood must register that property with the City if it becomes vacant or shows evidence of vacancy after a foreclosure or after being transferred under a deed in lieu of foreclosure/sale.

HOW DO I REGISTER A VACANT/ABANDONED PROPERTY WITH THE CITY OF INGLEWOOD?

The registration requirements of this Ordinance may be satisfied by providing the Code Enforcement Division with **contact information including the street address and telephone number** of the person(s) directly responsible for the property. If the responsible person(s) are located "out of area", the **contact information, including street address and phone number**, for the staff of any property management or property preservation company responsible for the security, maintenance, and marketing of the property must also be provided.

Click here for [VACANT OR ABANDONED PROPERTY REGISTRATION PACKET](#)

Click here for [COPY OF VACANT OR ABANDONED PROPERTY ORDINANCE](#)

WHAT ARE THE REGISTRATION FEES?

An annual registration fee of **\$150.00 (for residential) and or \$250.00 (for commercial)** must be paid to the Code Enforcement Division at the time of registration. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1st of each year and must be received no later than January 31st of the year due.

WHAT ARE THE PENALTIES IF I FAIL TO REGISTER?

If the City's Code Enforcement Division determines that a responsible party has failed to register the property, the City will provide written notification to the responsible party of their failure to comply with this ordinance. If the property owner fails to comply within thirty (30) days of the City's written notification, the responsible party will be subject to a penalty of \$1,000 per day for each day subsequent to the date of the City's written notification, up to a maximum of \$100,000.

For additional information, contact the Code Enforcement Division at (310) 412-5590.