

CITY OF LEMOORE
711 W. CINNAMON DRIVE, LEMOORE, CA 93245
PHONE NO (559) 924-6744 / EMAIL planning@lemoore.com

REGISTRATION FORM FOR ABANDONED RESIDENTIAL PROPERTY

Complete ONE Registration Form per Property - RETURN THIS PAGE

Please fill out the information requested below and email to planning@lemoore.com or mail to:
City of Lemoore, Attention: Planning, 711 W. Cinnamon Drive, Lemoore, CA 93245

Property to be registered:

Address _____

Lemoore, CA 93245

Assessor Parcel Number: _____

Notice of Default Recordation # _____

(Please attach copy to this form, if available)

Lender/Lien Holder:

Contact: _____ Contact Phone: (____) _____

Lender/Lien Holder Mailing Address:

Property Manager:

_____ Business License # _____

Contact Person: _____ 24 Hour Phone #: (____) _____

Property Management Company Local Mailing Address:

Standard Annual

(Please check one): **New** registration **Renewal** registration (There is no fee at this time)

Initiated By: _____

Print Name _____ Signature _____ Date _____

Company Name and Address _____

Municipal Code Reference Guide: **KEEP THIS PAGE FOR YOUR FILE**

Purpose and Intent

It is the intent of this chapter to establish an abandoned residential property registration program as a mechanism to protect residential neighborhoods within the city limits of the City of Lemoore from becoming blighted through the lack of adequate maintenance and security of abandoned properties. LMC 4-6-2

Registration

Any beneficiary/trustee who holds a deed of trust on a property located within the City of Lemoore shall perform an inspection of the property that is the security for the deed of trust upon default by the trustor and prior to recording a Notice of Default with the Kings County Recorders Office. If the property is found to be vacant or shows evidence of vacancy, it is, by this chapter, deemed abandoned and the beneficiary/trustee shall, within ten days of the inspection, register the property with the Housing Specialist or his or her designee on forms provided by the City. LMC 4-6-5(A)

City of Lemoore Municipal Code, Title 4, Chapter 6,
ABANDONED RESIDENTIAL PROPERTY REGISTRATION

Owner Responsibility under Title 4, Chapter 6 of the Lemoore Municipal Code:

- Within ten (10) days of the purchase and/or transfer of a loan/deed of trust secured by residential property the new beneficiary/trustee shall record, with the Kings County Recorders Office, an Assignment of Rents. LMC 4-6-4
- If the property is vacant or abandoned, the beneficiary/trustee shall register the property with the City using this form within ten days of transfer, vacancy or subsequent vacancy. LMC 4-6-5(A)
- Report to the City any change of address and change of contact information within ten days of said change. LMC 4-6-5(G)
- Maintain the property. LMC 4-6-6
- Secure the property. LMC 4-6-7(A)
- Post the property with the property manager's name, address and 24-hour contact phone number. LMC 4-6-7(B-2)
- Inspect the property on a monthly basis. LMC 4-6-7(B-3)

A copy of these code references and the Municipal Code of the City of Lemoore may be viewed at:
www.lemoore.com under Lemoore Municipal Code