



## **Notice of Legal Requirements in the City of Compton**

Your company has been identified as being a trustee or beneficiary of Deeds of Trust on property located in the City of Compton. Therefore, you are being provided this courtesy notice of new legal requirements in the City of Compton.

In an attempt to prevent conditions of blight, disrepair, and illegal occupancy by vagrants often resulting from vacant buildings, the City Council of the City of Compton enacted Ordinance No. 2,209 which became effective on July 22, 2010 and is codified in Compton Municipal Code Section 24-9. This Ordinance requires any beneficiary and any trustee of a Deed of Trust on a property located within the City to perform an inspection of the property that is the security for the Deed of Trust **prior** to recording a notice of default with the Los Angeles County Recorder's Office. If the property is vacant or shows evidence of vacancy, either the trustee or the beneficiary must register the property with the City within ten (10) days of the inspection using forms provided by the City. Both the trustee and the beneficiary may be issued citations if the property is not registered.

If the property is not vacant, you must perform a **monthly** inspection to ensure that the property is being maintained in accordance with the maintenance and security standards outlined in the ordinance and continues to be occupied. If any inspection reveals that the property is no longer occupied, you must then register the property with the City. During the entire foreclosure proceedings and until the property is transferred to a new owner who is not the former trustee or beneficiary, you, meaning both the trustee and the beneficiary, are responsible to ensure the property is kept maintained and secured and, if vacant, registered with the City.

Please immediately conduct an inspection of all properties located within the City of Compton for which you are a trustee or beneficiary and for which a Notice of Default has already been recorded and register properties found to be vacant or which show evidence of vacancy. Although the Ordinance requires registration within 10 days of your inspection, the City is allowing a grace period of 30 days from the date of this letter, for all properties already subject to Notices of Default or in the foreclosure process. After that date, citations will be issued for failure to comply with Ordinance No. 2,209. We have attached an application for your use.

Please be aware that each abandoned property will require a separate application form to be completed and submitted to the address shown below along with an application fee of \$35 with the checks made payable to the City of Compton.

A complete copy of Ordinance No. 2,209 can be obtained from the City Clerk at 205 S. Willowbrook Avenue, Compton, CA 90220. Please review the Ordinance, since there are other obligations that you may have to perform as beneficiary/trustee of an abandoned property. We thank you in advance for your attention to this matter. Should you have any questions or require additional information, please do not hesitate to call any of our staff members at (310) 605-5509.

Sincerely,

Building and Safety Department



## REGISTRATION FORM FOR ABANDONED RESIDENTIAL PROPERTY

Compton Municipal Code Section 24-9

**Complete ONE Registration Form per Property - RETURN THIS PAGE WITH APPLICABLE FEE(S) (\$35 Initial Registration/ \$25 Renewal / \$10 Late Fee -if not received by July 1)**

Please fill out the information requested below and deliver this form, with your check, to our reception desk or mail to:

**City of Compton**  
**Attn: Building and Safety Department**  
**205 S. Willowbrook Avenue Compton, CA 90220**  
**(310) 605-5509**  
**[www.comptoncity.org](http://www.comptoncity.org)**

Property to be registered:	
Physical Address:	
Parcel Number	
Owner of Record	

Status (Circle Applicable Descriptor)	Abandoned	Vacant	Secure	Open/Accessible
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Utilities (Circle On or Off)	Electricity On/Off	Water On/Off	Gas On/Off
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### **LOCAL PROPERTY MANAGEMENT/ SERVICING COMPANY/AGENT**

Name:		
Mailing Address		
Physical Address:		
Agent/Contact:	Phone No. /Direct Line	24 hour Phone No.

**Initial Standard Annual Fee of \$ 35.00**

(Please check):

<input type="checkbox"/>	New Registration \$35
<input type="checkbox"/>	Registration Late Fee \$10

<input type="checkbox"/>	Renewal Registration \$25
<input type="checkbox"/>	Renewal Late Fee \$10

An annual registration fee shall accompany this registration form. The fee and registration shall be valid for the fiscal year, or remaining portion of the fiscal year, in which the registration was initially required. Subsequent registrations and fees are due July 1st of each year and must be received no later than July 31 of the year due. Compton Municipal Code Section 24-9.8(d)

<b>Initiated By:</b>	
<b>Print Name</b>	
<b>Signature</b>	
<b>Date</b>	
<b>Company Name</b>	
<b>Company Address</b>	

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RESOLUTION NO. 23,216

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMPTON ESTABLISHING REGISTRATION FEES FOR ABANDONED RESIDENTIAL PROPERTIES PURSUANT TO SECTION 24-9 OF THE COMPTON MUNICIPAL CODE

WHEREAS, there has been a significant increase in the number of residential properties in default and foreclosure in the City of Compton; and

WHEREAS, while these properties are in default/foreclosure status, this results an increase in the number of abandoned, vacant properties the maintenance and security of which are often neglected by the owners, lenders and/or trustees; and

WHEREAS, vacant, abandoned properties are a magnet for criminal activity, including, but not limited to gang loitering, drug abuse, prostitution, squatter occupation, graffiti, and attractive nuisances for minors, the proliferation of which culminates in neighborhood decline, retardation in property values, and a diminution in property sales in the affected areas; and

WHEREAS, it is the responsibility of owners and those holding equitable title or any other interest in property to maintain real property which is under his or her control, free from conditions leading to blight; and

WHEREAS, pursuant to the City Council's adoption of Ordinance No. 2,209 (codified at Section 24-9 of the Compton Municipal Code) on June 22, 2010, the City implemented a program requiring owners of vacant and abandoned properties to register them with the City in order that certain standards of maintenance and security be imposed on said owners; including lenders, trustees and responsible parties, during the default and foreclosure period and beyond; and

WHEREAS, the City of Compton is authorized by Article XI, Section 7 of the California Constitution to make and enforce within its limit all local, police, sanitary and other ordinances and regulations not in conflict with general laws; and

WHEREAS, this direct grant of police power under Article XI, Section 7 provides cities with the authority to impose fees, charges and rates for regulatory purposes; and

WHEREAS, Sections 24-9.39 of Ordinance No. 2,209, provides that the amount of the fee for registration, re-registration and late registration of abandoned properties shall be established by resolution of the City Council; and

WHEREAS, the City Council finds and determines that the fees established in this Resolution are in an amount reasonably necessary to recover the costs of providing the service for which such fee is levied.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF COMPTON DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. That the following fees may be assessed for the registration, re-registration and late registration of abandoned properties subject to the provisions of Section 24-9 of the Compton Municipal Code:



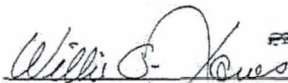
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- a. Initial Registration Fee: \$35.00
- b. Re-Registration Fee: \$25.00
- c. Re-Registration Late Fee: \$10.00

Section 2. That a certified copy of this Resolution shall be filed in the offices of the City Clerk, City Attorney, City Manager and Building and Safety Department.

Section 3. That the Mayor shall sign and the City Clerk shall attest to the adoption of this Resolution.

ADOPTED this 12th day of October, 2010.

  
 PRO TEM  
 MAYOR OF THE CITY OF COMPTON

ATTEST:  
  
 CITY CLERK OF THE CITY OF COMPTON

STATE OF CALIFORNIA        )  
 COUNTY OF LOS ANGELES    )    ss  
 CITY OF COMPTON            )

I, Alita Godwin, City Clerk of the City of Compton, hereby certify that the foregoing Resolution was adopted by the City Council of the City of Compton, signed by the Mayor and attested by the City Clerk at a regular meeting thereof held on this 12th day of October, 2010.

That said Resolution was adopted by the following vote, to wit:

- AYES:        COUNCIL MEMBERS- Calhoun, Dobson, Arceneaux, Jones
- NOES:        COUNCIL MEMBERS- None
- ABSTAIN:    COUNCIL MEMBERS- None
- ABSENT:     COUNCIL MEMBERS- Perrodin

  
 CITY CLERK OF THE CITY OF COMPTON