



CITY OF DURAND

REGISTRATION FORM FOR VACANT, ABANDONED, & FORECLOSED BUILDING

DATE: _____

SUBJECT PROPERTY

ADDRESS: _____

OWNER ADDRESS: _____

SUBJECT PROPERTY OWNER (*provide drivers license to be copied and remain on file*)

FULL NAME: _____ DATE OF BIRTH: _____

PHONE: _____ EMAIL: _____

****IF OWNERSHIP IS HELD VIA LLC OR CORPORATION PLEASE FILL OUT BELOW**

NAME (OF LLC OR CORPORATION): _____

MEMBER OF OWNERSHIPS NAME: _____

ADDRESS: _____ PHONE: _____

_____ EMAIL: _____

RESPONSIBLE LOCAL AGENT (if different than property owner)

ADDRESS: _____ PHONE: _____

_____ EMAIL: _____

DATE OF BIRTH: _____ *****(See page 3 for Local Agent Form)*****

DATE PROPERTY WILL/HAS BECOME VACANT, ABANDONED, OR FORECLOSED: _____

PROPERTY IS CONSIDERED (circle one): VACANT ABANDONED FORECLOSED

*see attached page for definitions of above terms

ESTIMATED TIME PROPERTY WILL BE VACANT, FORECLOSED, ABANDONED: _____

CHECK YOUR PLAN FOR FUTURE USE OF PROPERTY: ___SELL ___REPAIR ___REUSE ___DEMO

REASON FOR VACANCY, ABANDONMENT, OR FORECLOSURE? _____

DEFINITIONS

ABANDONED PROPERTY: *A parcel of real property that is unoccupied in any manner for a consecutive period of six or more months. Provided, property will be presumed to be abandoned property when mortgage, land contract, or tax foreclosure proceedings have been initiated for that property, no mortgage, land contract, or tax payments have been made by the property owner for at least 90 days, and the property has been unoccupied for at least 90 days. Property under construction is not considered abandoned if all appropriate building permits are issued, in force, and progress on construction is ongoing.*

FORECLOSURE: *The process by which a lien, mortgage, or security interest is enforced against a parcel of real property through sale or offering for sale of the real property to satisfy the debt claim. For the purposes of this article, a parcel of real property for which there is any of the following shall constitute a foreclosed property: 1.) A notice of mortgage or delinquent tax foreclosure 2.) A notice of forfeiture related to delinquent property taxes or a land contract 3.) a notice of trustee’s sale 4.) a foreclosure sale of the real property where the title to the real property will transfer to the mortgage or a third party other than the mortgagor 5.) a judgement of foreclosure of mortgage, land contract, or delinquent property taxes 6.) a judgment of foreclosure of a claim or lien 7.) a transfer of title under a deed in lieu of foreclosure, deed in lieu of sale, deed in lieu of forfeiture, or any other similar instrument.*

VACANT PROPERTY: *A parcel of real property that has been unoccupied for a period of 30 or more consecutive days or more, and is either: 1.) subject to foreclosure as defined 2.) has been abandoned by the owner 3.) is under a condemnation notice or order to vacate 4.) is not in compliance with applicable housing, electrical, mechanical, plumbing, or building codes 5.) has one or more broken or boarded window 6.) is open to casual entry or trespass 7.) is deteriorating due to lack of maintenance or neglect 8.) has a building or structure for which a building permit has expired that is partially completed and is not fit for human occupancy 9.) contains a building or structure that is structurally unsound 10.) has utilities disconnected or not in use 11.) has taxes in arrears for more than one year 12.) is a potential hazard or danger to the safety of persons 13.) has any element that is considered a nuisance as defined by the City of Durand Code of Ordinances.*

STATEMENT

I hereby authorize and give permission to the City of Durand staff to enter the subject premises without notice for purposes of inspection, remediation, or any other necessary means that may be required to ensure the health, safety, and welfare of the public.

I agree to indemnify, hold harmless, and defend the City of Durand and its associated staff, from all liability, damages, loss, costs and obligations, including, court costs and attorney’s fees on account of or arising out of any claim related to the City of Durand’s presence and activity on the premises.

Further, I certify that all information provided in this document is factual to the best of my knowledge and fraudulent or misinformation could result in legal action.

NAME (Printed): _____

SIGNATURE: _____

OWNER? Y / N

LOCAL AUTHORIZED AGENT? Y / N

RESPONSIBLE LOCAL AGENT FORM

A responsible local agent is an authorized representative (who resides within 45 miles of the subject property) of a person, corporation, partnership, firm, joint venture, trust, association, organization, or other entity who is an owner of property. "Responsible local agent" also includes a person or entity who is compensated by the owner to manage the property if that person or entity is properly licensed accordingly to manage property pursuant to Michigan law. The responsible local agent must have, and will be deemed to have, if designated by the owner of the property as the responsible local agent, the authority to do the following:

1. Receive all official notices concerning housing, zoning, blight, dangerous buildings, and/or other matters concerning the property on behalf of the owner of the property. Any notice received by the responsible local agent shall be deemed to have been received by the property owner, and
2. Provide access to the property for any inspection necessary to ensure compliance with the terms of this chapter.

PLEASE PROVIDE ONE OF THE FOLLOWING:

___ Driver's License ___ Passport ___ State of Government ID

RESPONSIBLE LOCAL AGENT INFORMATION:

FULL NAME: _____ PHONE NUMBER: _____

ADDRESS: _____ D.O.B _____

E-MAIL ADDRESS: _____

PROPERTY ADDRESS:

1. _____

2. _____

3. _____

RESPONSIBLE LOCAL AGENT CERTIFICATION

The responsible local agent shall provide the City of Durand permission to access the property for purposes of inspection, remediation, or any other means deemed necessary by the city to ensure compliance. A responsible local agent is required to reside within 45 miles of the subject property. I certify that I am the responsible local agent of the owner(s) in relation to the properties listed above and that I am empowered to accept service of notices, orders, summonses, etc., in relation to subject property.

AGENTS SIGNATURE: _____ DATE: _____

OWNER'S CERTIFICATION

I certify that the agent named above has been designed to act as my responsible local agent as described above, with regard to the properties also listed above. I hereby verify that the information provided on this application is true to the best of my knowledge, information, and belief. I understand that false statements made herein could be subject for legal action.

OWNER'S SIGNATURE: _____ DATE: _____

FEE STRUCTURE

REGISTRATION FEE (required)

Residential.....\$100 per year

Commercial.....\$500 per year

Industrial.....\$500 per year

MONITORING FEE (required)

Bi-annual Monitoring Inspections.....\$50 bi-annually (\$100 annually)

-Required two inspections of property per year

INSPECTION FEE (as needed)

Inspection fee.....\$75 per occurrence

LATE REGISTRATION FEE (after 15 day registration period from notice)

Residential.....\$150 per year

Commercial.....\$750 per year

Industrial.....\$750 per year