



# CITY OF PICO RIVERA

## COMMUNITY AND ECONOMIC DEVELOPMENT

### FORECLOSURE MANAGEMENT UNIT

December 12<sup>th</sup>, 2013

**TO:** MORTGAGE INDUSTRY STAKEHOLDERS

**FROM:** CITY OF PICO RIVERA FORECLOSURE REGISTRATION PROGRAM

**RE:** ADOPTION OF CITY COUNCIL ORDINANCE 1081: NOTICE OF CITY OF PICO RIVERA ADOPTION OF THE ORDINANCE 1081 AMENDING CHAPTER 8 OF THE MUNICIPAL CODE BY THE ADDITION OF CHAPTER 8.65 TO REQUIRE THE REGISTRATION, MAINTENANCE, AND SECURITY OF PROPERTIES IN FORECLOSURE.

#### **PLEASE TAKE NOTICE**

This letter is being issued to mortgage lenders, beneficiaries, banks, mortgage servicers, foreclosure trustee servicers, title insurance companies, real estate property management firms, real estate brokers, and other interested persons who participate in the mortgage industry as of December 12th, 2013, in the City of Pico Rivera, California (the "City").

The City of Pico Rivera is one of the many municipalities in California which is making efforts to deal with a historically high rate of real property mortgage loan defaults and the effects on the community of the exercise by lenders of their mortgage foreclosure remedy on a large scale. On December 12th, 2013, the City Council of Pico Rivera enacted an ordinance to require the registration, maintenance, and security of properties in foreclosure. Adoption of Ordinance 1081 ("Properties in Foreclosure Program") in its current form, requires the makers or holders of loans secured by real property mortgages, and their agents, (collectively, "Participants") to register the fact of initiation of mortgage foreclosure proceedings involving Pico Rivera properties with the City, and thereafter:

(A) the Participants shall take certain other actions during the course of the mortgage foreclosure process, including property inspection and maintenance responsibilities; and

(B) if the mortgage loan default is not cured or if the foreclosure remedy is completed, adhere fully to all requirements of City Municipal Code, including but not limited to, maintenance and building health and safety codes of the City.

On November 12th, 2013 the City Council of the Pico Rivera approved Ordinance No. 1081 which defines the implementation of the Properties in Foreclosure Registration Program. A copy of the Ordinance can be found on the city website [www.pico-rivera.org](http://www.pico-rivera.org). Ordinance No. 1081 is codified in the Pico Rivera Municipal Code (PRMC) at Chapter 8.65 (The Registration, Maintenance, and Security of Properties in Foreclosure Program).



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Below is listed some, but not all, of the key features of the Registration of Properties in Foreclosure Program which are included in the City of Pico Rivera Ordinance 1081, and are summarized as follows:

- **A DEFINITION** of the word "Beneficiary" as used in the Registration of Properties in Foreclosure Program has been added;
- **A DEFINITION** of the word "City" as used in the Registration of Properties in Foreclosure Program has been added;
- **ALL PROPERTIES** for which a Notice of Default has been recorded on or before December 12<sup>th</sup>, 2013 and where such notice of default has not thereafter been rescinded, BUT which have not been previously registered with the City of Pico Rivera, must be registered by the Responsible Parties or its agent within thirty (30) calendar days of the Effective Date of this Ordinance, which is December 12<sup>th</sup>, 2013.
- **THE RESPONSIBILITY** of the lender and its agents to give the City of Pico Rivera written notice of the release of a Notice of Default, and the reinstatement of a mortgage loan, or other notice of disposition of the property following the completion of the foreclosure remedy process, is clarified.
- **AS OF December 12<sup>th</sup>, 2013**, a schedule of Registration of Properties in Foreclosure Program fees payable to the City of Pico Rivera in the amount of Four Hundred and Seventy Dollars (\$470.00) per property (including the properties with a recorded Notice of Default prior to the Ordinance 1081 effective date), will take effect.

Interested persons are advised to review the posted text of the City Ordinance No. 1081 Codified as Chapter 8.65, of the Municipal Code of Pico Rivera.

Interested persons are also invited to contact the City by email to discuss any question regarding the Registration of Properties in Foreclosure Program, and/or City Ordinance No. 1081. Please address any questions or concerns to the following:

Foreclosure Management Unit  
[ForeclosureManagementPR@gmail.com](mailto:ForeclosureManagementPR@gmail.com)  
562-716-5166

A copy of this letter will be posted to the City of Pico Rivera website by the end of December, 2013, and copies of this letter have also been transmitted by U.S. First Class Mail to certain Participants, including each of the financial institutions who jointly executed the National Mortgage Settlement with the Attorney General for the State of California.

CITY OF PICO RIVERA

Benjamin A. Martinez  
Director of Community and Economic Development