

Vacant Property Registration Brief:

It is the intent of the City of Berea Codes Enforcement Office to ensure foreclosed, vacant, and abandoned properties remain in a safe and sanitary condition, protect other property values, and keep neighborhood integrity. At a minimum, these properties should be maintained as to not become nuisance and hazardous issues. With the great number of foreclosed properties over the past several years, many of these vacant properties are located in developed subdivisions where lawns are maintained and structures are well kept. Vacant and abandoned properties create costly problems for the city, detract from the quality of life for the neighbors, and become an attractive place for illegal activities such as drugs, vandalism, and dumping. With the use of the Vacant Property Registration Ordinance, the City of Berea has a tool for keeping such properties and their neighborhoods free from blight and unsightly conditions. A list of all registered properties can be found at <http://bereaky.gov>.

Registration Requirements:

The ordinance requires owners of vacant improved properties (those with buildings on them) to register these properties within 5 days of vacancy and an annual fee of \$60. The fee covers costs of registration and 12 months of monitoring inspections from the City of Berea Codes Enforcement Office. The annual fee will be valid for one (1) calendar year, or remainder of, and must be renewed by January 1 of the subsequent year. In the case of bank foreclosure or REO (Real Estate Owned) properties, please wait until eviction has occurred or confirmation that the property is vacant prior to registration. Included in the registration form will be the name of lender/ lien holder and contact, property management company and contact, and a vacant building plan.

If the property is still vacant after one year of being registered, a letter requesting renewal and the annual fee will be mailed to the owner from City of Berea Codes Enforcement Office.

Maintenance Requirements:

Properties must be kept free of rubbish and debris, locked or otherwise secure, maintained in safe condition, and mowed on a regular basis. A posting with the name and number for the property maintenance contact must be a minimum of 18"x24" and visible from a distance of 45'. This posting should be placed in a conspicuous location at the front of the structure.

If an exterior property maintenance violation is found, notification will be sent and correction of the problem must be addressed in a timely manner. The City of Berea has the right to abate nuisances at the property owner's expense.