

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action: Do Pass as Amended and Be Printed Engrossed
Vote: 9 - 0 - 0
Yeas: Doherty, Johnson, Keny-Guyer, Lively, Richardson, Smith, Thatcher, Vega Pederson, Holvey
Nays: 0
Exc.: 0
Prepared By: Bob Estabrook, Administrator
Meeting Dates: 2/21, 4/2, 4/16

WHAT THE MEASURE DOES: Prohibits owner neglect of vacant foreclosed residential real property. Authorizes local government to remedy neglect and attach lien for sum of unreimbursed costs. Defines reasonable costs. Declares emergency, effective on passage.

ISSUES DISCUSSED:

- Potential difficulty with identifying and contacting owners who should be maintaining properties
- Severity of foreclosure crisis
- Posting requirement for owner contact information
- Relationship to existing nuisance laws

EFFECT OF COMMITTEE AMENDMENT: Authorizes local government to remedy neglect and attach lien for sum of unreimbursed costs. Defines reasonable costs.

BACKGROUND: Current law does not assign responsibility for the upkeep of vacant residential property in the process of foreclosure or property foreclosed but not yet repossessed and occupied. Just identifying the owner of vacant property may present challenges to local governments and neighbors hoping to address health or safety issues stemming from a vacant property.

House Bill 2662 A prohibits property owners from neglecting foreclosed properties, requires property owner to post a notice of who to contact in case of issues with the property, and allows local governments to remedy neglect and attach a lien for the sum of their unreimbursed costs if a nuisance arises from the property and the owner does not remedy the issue after notice is sent.