

**VILLAGE OF CHIPPEWA LAKE  
MEDINA COUNTY, OHIO  
ORDINANCE NO. 748-13**

**AN ORDINANCE ESTABLISHING A FORECLOSURE REGISTRATION PROCEDURE  
FOR VACANT PROPERTIES IN THE VILLAGE OF CHIPPEWA LAKE, MEDINA  
COUNTY, OHIO.**

WHEREAS, properties within the Village that are in foreclosure are often left vacant and in deteriorating condition; and

WHEREAS, Individuals and companies that foreclose on properties within the Village have an obligation to ensure that they are adequately maintained in accordance with the Village Zoning Ordinance, Property Maintenance Code and other applicable Ordinances of the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE VILLAGE OF CHIPPEWA LAKE, MEDINA COUNTY, OHIO, AS FOLLOWS:

SECTION I: The following Foreclosure Registration procedure is hereby adopted by Village Council:

**FORECLOSURE REGISTRATION**

**A. APPLICATION OF ORDINANCE**

This Ordinance shall apply to all properties located within the Village.

**B. DEFINITIONS**

1. "Person" means a natural person or any legal entity included, but not limited to, a corporation, firm, partnership, trust or association, and the attorney or law firm representing a party initiating a foreclosure action.
2. "Vacant" means that no person actually resides in any part of the building or structure on the property, or that no person conducts a lawful business in any part of the building or structure located on the property, or that there is no building or structure on the property.

**C. NOTICE OF FORECLOSURE FILING**

1. Any person who files a complaint in any court of competent jurisdiction for foreclosure involving real property located with the Village shall notify the Village of the filing of the foreclosure complaint within thirty (30) days after filing of the complaint.

**D. PERSON RESPONSIBLE FOR MAINTENANCE IN THE EVENT OF FORECLOSURE:**

1. If the building or structure on a property that is the subject of a foreclosure proceeding is vacant at the time the foreclosure complaint is filed with a court of competent jurisdiction, then the person filing the foreclosure complaint shall notify the Village in writing of the name, address and contact information for the person who will be responsible for maintaining the property in compliance with all applicable provisions of the Ordinances of the Village.
2. If the building of structure on the property that is the subject of a foreclosure proceeding becomes vacant at any time after the foreclosure complaint is filed with a court of competent jurisdiction, then the person filing the foreclosure notice shall notify the Village in writing of the name, address and contact information for the person who will be responsible for maintaining the property in compliance with all applicable provision of the Ordinances of the Village.
3. If at any time during the foreclosure proceedings there is a change in the person(s) responsible for maintaining the property, then the person filing the foreclosure complaint shall notify the Village in writing of the name, address and contact person who will, or who has, assumed responsibility for maintaining the property within ten (10) business days of the changes.

E. PENALTY

Whoever fails to file any of the foregoing notices with the Village as required by this Ordinance shall be deemed guilty of an unclassified misdemeanor and subject to a fine of five hundred dollars (\$500.00). Each day during which non-compliance continues shall constitute a separate offense.

SECTION II: This Ordinance shall go into effect at the earliest time allowed by law.

APPROVED: \_\_\_\_\_  
JOANNE E. DODARO, Mayor

DATE: February 11, 2013

PASSED: 1<sup>st</sup> Reading: February 11, 2013  
2<sup>nd</sup> Reading: Waived  
3<sup>rd</sup> Reading: Waived

ADOPTED: February 11, 2013      AYES: 6      NAYS: 0

ATTEST: \_\_\_\_\_  
CATHY OSBORN, Clerk/Treasurer

VILLAGE OF CHIPPEWA LAKE  
MEDINA COUNTY, OHIO

**NOTIFICATION OF FORECLOSURE FILING**

**Ordinance No. 748-13 of the Village requires a party who files a foreclosure action for any property located within the Village to provide the Village with notice of the foreclosure, and the following information within thirty (30) days after the filing of the complaint.**

**Whoever fails to file Notice of the Foreclosure or fails to identify the person responsible for such property is guilty of an unclassified misdemeanor and subject to a fine of Five Hundred Dollars (\$500.00).**

**I. COURT INFORMATION**

Court Case No. \_\_\_\_\_ Foreclosure File Date: \_\_\_\_\_

Is Structure Occupied: \_\_\_\_\_ YES \_\_\_\_\_ NO

Party/Company Filing Complaint: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

**II. PROPERTY OWNER INFORMATION**

Name(s) \_\_\_\_\_

Current Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**III. PROPERTY DESCRIPTION**

Address of Property: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Type of Property: \_\_\_\_\_ Single Family \_\_\_\_\_ Multi-Family \_\_\_\_\_ Commercial  
\_\_\_\_\_ Industrial

**IV. INDIVIDUAL RESPONSIBLE FOR MAINTENANCE\*\***

Name: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

\*\*If the property subsequently becomes vacant or if the individual responsible for maintenance changes, the person who filed the foreclosure complaint shall notify the Village of the name, address, telephone number and contact information for the person who will be responsible for maintaining the property within ten (10) days of the change.

**V. VACANT BUILDING PLAN**

( ) **Demolition** \_\_\_\_\_

( ) **Secure and maintain** \_\_\_\_\_

( ) **Rehabilitation** \_\_\_\_\_

( ) **Other – Explain:** \_\_\_\_\_

\_\_\_\_\_

I certify that the information given herein is true and complete to the best of my knowledge.

I understand that any false or misleading information may subject me to prosecution under Ohio Revised Code §2921.13.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Email

\_\_\_\_\_  
Address

\_\_\_\_\_  
Fax Number

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Telephone