



ANNUAL REGISTRATION OF VACANT AND FORECLOSED RESIDENTIAL PROPERTIES

(Chapter 3)

Date: _____ Registration # _____ Fee Paid: _____

Property Owner: _____

Mailing Address: _____

Phone Number: _____

Emergency Name: (If other than owner) _____

Emergency Mailing Address: _____

Emergency Phone Number: _____

Vacant or Occupied: _____

(Number of apartments) _____

(If occupied, number of residents occupying the property) _____

Signature of Applicant: _____

Date of Application: _____

(Additional fee may be added if past the 10 day deadline)

Please forward along with payment to:
The City of North Adams Building Department
10 Main Street, North Adams, MA 01247



City of North Adams

In City Council

May 12, 2009

BE IT ORDAINED by the City Council of the City of North Adams as follows:

That Chapter 3 of the Revised Ordinances of the City of North Adams entitled Building Code be and is hereby amended by adding a new section 3-49, entitled Registration of Vacant and Foreclosed Properties as follows:

Chapter 3 Registration of Vacant and Foreclosed Residential Properties

Sec. 3-49.1. Definitions.

When used in this Chapter, unless a contrary intention clearly appears, the following terms shall have the following meaning:

Address: A location as described by the full street number, if any, and the street name in the City of North Adams. "Address" shall not include a mailing address such as a post office box.

Agent in charge: One who manages real estate, including, but not limited to, the collection of rents and supervision and maintenance of property.

Foreclosed: The result of the legal proceeding in which a mortgagee, or other lienholder obtains a court ordered termination of a mortgagor's equitable right of redemption.

Local: Residing within twenty (20) driving miles distance of the property in question.

Residential Property: Any property that contains one or more dwelling units used, intended or designed to be occupied for living purposes. For the purposes of this section, such property does not include property owned by or subject to control of the City or any of its governmental bodies. Such property includes, but is not limited to, property owned or controlled by the North Adams Redevelopment Authority and the North Adams Housing Authority.

Owners: Every person, corporation, partnership, or trust, who alone or severally with others has legal title to any dwelling, dwelling unit, or mobile dwelling unit.

Vacant: Any residential property not currently legally occupied and not properly maintained or secured.

Sec. 3-49.2. Registration of Ownership.

All owners of foreclosed residential properties, whether vacant or occupied, must register such property with the Office of the Building Inspector or his or her designee. Such registration shall take place no later than ten (10) business days after a residential property is foreclosed upon.

All registrations shall state the owner's and/or agent in charge's telephone number and address. This registration must also certify that the property was inspected by the owner or agent in charge and identify whether the property is vacant at the time of registration.

If the property is vacant, the owner must designate a local agent in charge who will be responsible for the security and maintenance of the property. This designation must state the agent in charge's name, telephone number, and local mailing address. Registrations may require other information as required by the Building Inspector.

Sec. 3-49.3. Registration Fee.

The fee for the registration of ownership of a vacant foreclosed property shall be \$15.00 per property.

Sec. 3-49.4. Enforcement Penalties.

Enforcement penalties shall be provided under Chapter 29-2 Non-criminal disposition. The City of North Adams shall establish a Building Inspector Fund. All monies collected pursuant to the violations of this Chapter shall be directed to the Building Inspector Enforcement Fund.

Sec. 3-49.5. Severability.

If any provision of this Chapter is held to be invalid by a court of competent jurisdiction then such provision shall be considered separately and apart from the remaining provisions which shall remain in full force and effect.

Sec. 3-49.6. Implementation.

The provisions of this Chapter are effective immediately upon passage and all provisions shall be enforced immediately but no monetary fine shall be imposed pursuant hereto until ninety (90) days after passage.

Sec. 3-49.7. Notice.

A copy of this ordinance is to be mailed to all loan institutions, banks, real estate offices and management companies located and/or having legal or equitable interests in residential property located in the City of North Adams.



City of North Adams

In City Council

May 12, 2009

BE IT ORDAINED by the City Council of the City of North Adams as follows:

That Chapter 29 of the Revised Ordinances of the City of North Adams entitled Penalties, Section 29-2 entitled Non-criminal disposition; severability be and is hereby amended by inserting the following after the section for Board of Health:

Foreclosed residential properties, Registration, Sec. 17-2:

Failure to register ownership:

Fine: first offence \$300; subsequent offences \$500.

Enforcing person(s) Building Inspector

Foreclosed residential properties, Registration, Sec 17-2:

Failure to register with agent in charge:

Fine: first offence \$300; subsequent offences \$500.

Enforcing person(s) Building Inspector