



CITY COUNCIL 2009

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FIRE DEPARTMENT
Fire Prevention

March 10, 2009

Plm Lender Services Inc
46 N 2nd St
Campbell, Ca 95008

RE: 937 Commercial Ave, South San Francisco, CA.

The number of homes in various stages of pre-foreclosure, foreclosure, auction and trustee's sales has risen to their highest levels in more than 16 years. The properties in the foreclosure process often end up vacant, neglected, and abandoned for prolonged periods of time. This has translated to an increased number of residences with dry, dead or overgrown weeds and vegetation; trespassers, vandals and thieves entering the property; graffiti vandalism of both the exterior and interior of the dwelling; accumulation of junk, debris, trash, personal items; and pools with polluted water and/or mosquito larvae. The lack of security and maintenance of abandoned residential properties often results in other detrimental effects, including unsightly appearance, blighted residential neighborhoods, a decrease in value of surrounding properties, increased crime, and the discouragement of potential buyers.

As a mechanism to protect residential neighborhoods from becoming blighted through inadequate maintenance and security of such residences, as well as to address the detrimental effects resulting from foreclosed abandoned residences, the City of South San Francisco has adopted the Abandoned and Distressed Residential Properties Registration Program Ordinance 1402-2008.

Pursuant to the Ordinance, banks/lenders will be required to inspect the residential property upon default by the trustor (i.e., property owner) and prior to recording a notice of default, as required under the state's foreclosure laws. The banks/lenders will be required to register the residential property with the City within ten days of the residence becoming vacant. If banks/lenders fail to register the abandoned residential property, following written notice, the City may impose the registration fee. If the bank/lenders fail to maintain and secure a residence, a recently passed Senate Bill 1137, signed into law on July 8, 2008, authorizes the City impose a fine of up to \$1,000.00 per day.

The Ordinance will also require banks/lenders that are located in excess of forty miles from the abandoned residential property to retain a local management company to maintain the property. This imposes an affirmative duty upon the banks/lenders to inspect, register and provide the City with the contact information of the bank/lender, and in some cases the property management company, for maintenance purposes. Additionally, banks/lenders will be required to inform the City of any changes to the contact information within ten days of such change. The following information will be required at time of registration:

- 1) Bank/Lender Name and Management Company Name
- 2) Bank/Lender and Management Company Mailing Address (excluding P.O. boxes)
- 3) Bank/Lender and Management Company Contact Person-Name/Phone Number

The Ordinance imposes various maintenance requirements to address the previously mentioned conditions. This Ordinance seeks to protect public health and safety by preventing combustible sewer gases from entering abandoned properties by requiring plumbing traps to be filled with vegetable oil and requiring banks/lenders to secure the property in a manner that would prevent trespassers, vandals, thieves or any unauthorized persons from entering the property.

The administration and implementation of the Abandoned and Distressed Residential Properties Registration Program Ordinance is handled by the South San Francisco Fire Department - Code Enforcement Division located at 480 North Canal Street in South San Francisco. The annual registration fee is \$125.00 per year.

If you have any questions, please call (650) 829-6645.

Sincerely,



Luis Da Silva
Fire Marshal