

COCHISE COUNTY

Foreclosure Registry

Board of Supervisors
June 25, 2019

Cochise County
Community Development
Department of Planning, Zoning and Building Safety



Public Programs...Personal Service

What is a Foreclosure Registry?

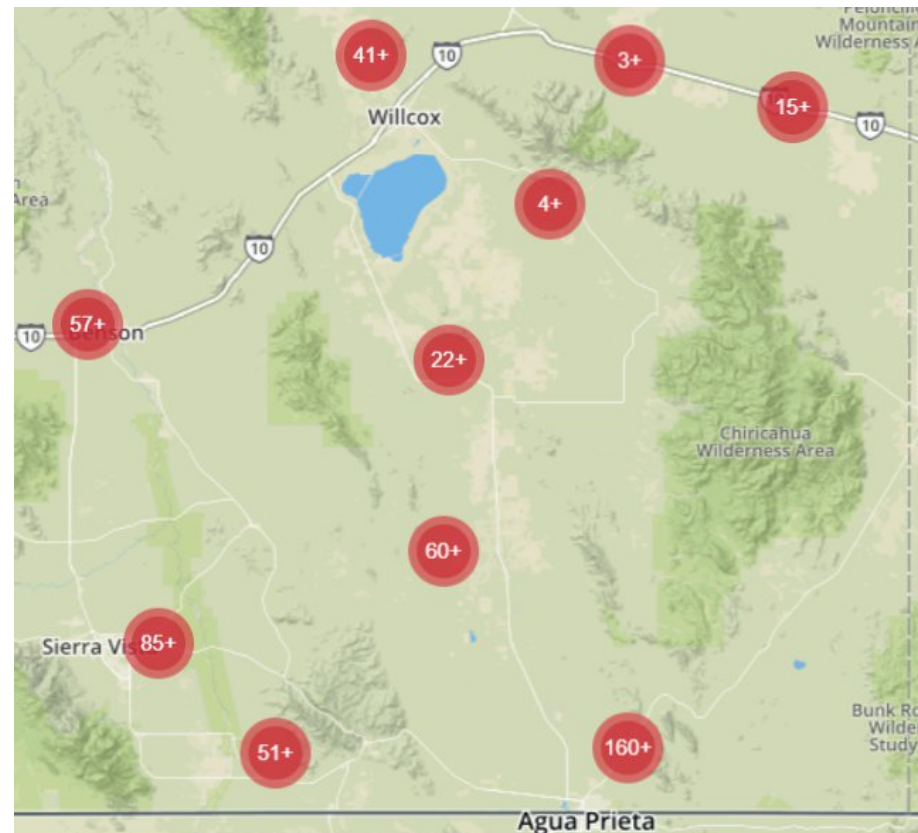
Registration and maintenance program for properties in foreclosure and bank owned.



COCHISE COUNTY

Foreclosed Homes in Cochise County

Estimate between 500 – 2000 properties, depending on the source.



COCHISE COUNTY

Huachuca City (Whetstone)



Why is a Foreclosure Registry Beneficial to the County

- Foreclosed properties often lead to new violation cases.
- It's common to find damaged windows and/or doors and/or large amounts of trash and debris on the property after the home has been vacated.
- Notifies the County that the property is vacant triggering active code enforcement.



COCHISE COUNTY

Bisbee



What will a Foreclosure Registry Accomplish

- It protects the area from blight and nuisances resulting from foreclosed properties.
- Provides a point of contact of the Bank's Asset Manager.
 - Holds the Mortgagee accountable for securing and maintaining the property and keep it free of trash and waste.
 - Requires posting contact info in case of an emergency.
- Requires the Bank to pay County liens on the property.



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Hereford (Palominas)



How to Register and Deregister

1. Register and pay the fee online or fill out a form provided by the County.
2. Mortgage field service companies provide to banks a listing of communities with a Foreclosure Registry requiring registration.



Proposed Fees

- Registration Application Fee of \$150
- Deregistration Fee \$0
- Any additional owed to the county such as taxes, fines, or leans



COCHISE COUNTY

R-01-19

- Planning & Zoning Commission unanimously (6-0) recommended approval at their June 12, 2019.
- Sample Motion: I move to approve docket R-01-19 amending the Cochise County Zoning Regulations adding Article 25 Foreclosure Registry and amendments to Article 2 Definitions.

