

**COCHISE COUNTY**

# Foreclosure Registry

Board of Supervisors Work Session  
June 12, 2019

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



***Public Programs...Personal Service***

# What is a Foreclosure Registry?

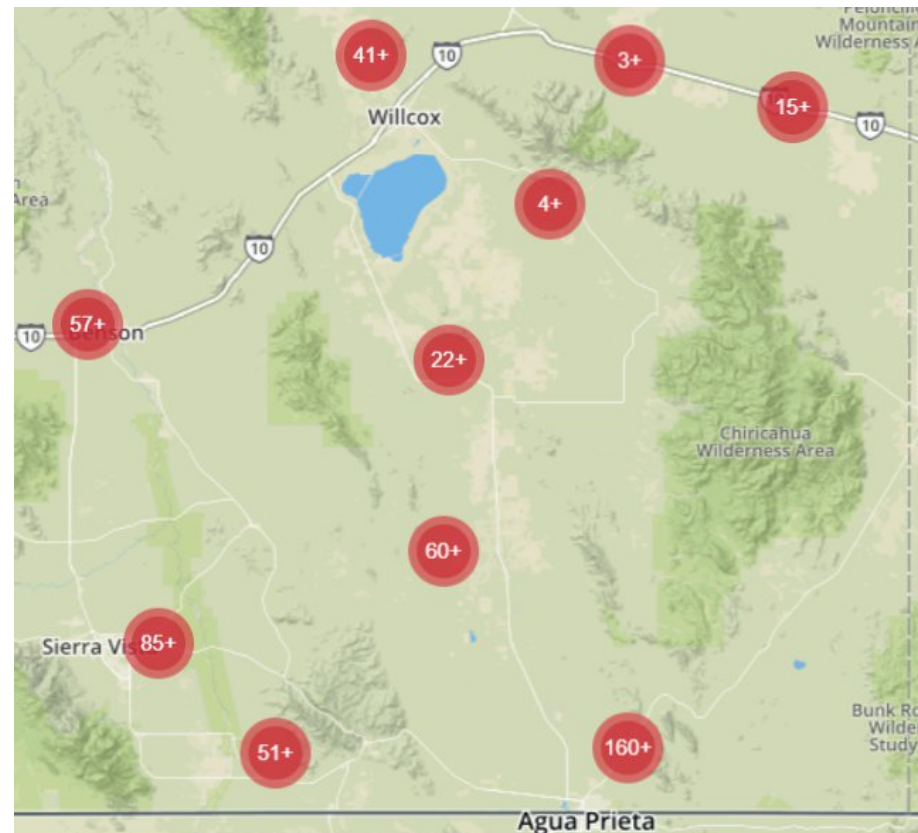
Registration and maintenance program for properties in foreclosure or bank owned.



## COCHISE COUNTY

# Foreclosed Homes in Cochise County

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



# COCHISE COUNTY

## Huachuca City (Whetstone)



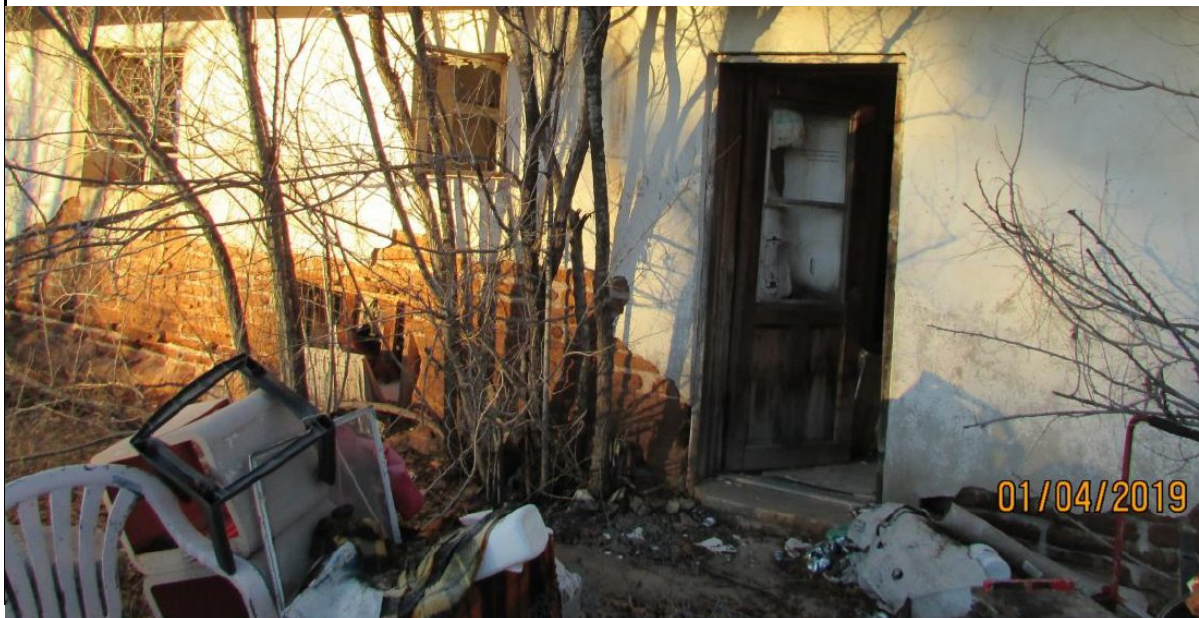
# Why is a Foreclosure Registry Beneficial to the County

- 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.



# COCHISE COUNTY

## 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



# Sample Motion

Mr. Chair, I move to recommend to the Board of Supervisors approval of the proposed changes to the Zoning Regulations, adding Article 25 Foreclosure Registry and amendments to Article 2 Definitions.

