



Infill Lien Reduction Program Update

April 13, 2026



Resolution No. 22-R16

- Adopted March 21, 2022.
- Intended to promote reinvestment and revitalization of vacant properties by reducing economic burden of liens.
- Application approval provides for full waiver of soft costs (daily fines, interest, penalties, and administrative costs) and a 50% refund of hard costs (actual costs of demolition and lot clearing), up to \$10,000.



Summarized Application Process

- Application submitted to Code Enforcement for review.
- Agreement is drafted and forwarded to Commission for review and approval.
- Applicant pays all hard costs up front.
- Applicant obtains the building permit within one year.
- Upon proof of payment and obtaining permit(s), all soft costs are waived.
- Upon proof of Certificate of Occupancy within two years, 50% of hard costs (up to \$10,000) are refunded.



Staff Observations

- At time of adoption, there was a request for an update annually in October.
- There was also discussion on evaluating and/or sunseting the program in three years, although a sunset provision was not included.
- At the four-year mark, this update is being provided to the Commission to elicit direction on whether to amend the program or end the program.



Staff Observations

- A total of 4 applications have been approved.
- 1 Applicant failed to move forward with development, the application expired -No liens were waived or refunded.
- 3 Applications for single family dwellings were approved after building permits had already been applied for.
 - Properties were previously overgrown and blighted.
- A total of \$130,027 in liens were reduced for the 3 applications approved.
 - 201 N 8th St. - \$54,984.58 waived.
 - 803 Avenue B - \$67,822.14 waived.
 - 150 S 19th St. - \$7,220.00 waived.



Staff Observations

- Responsible department shifted from City Manager's Office to Code Enforcement Division.
- Additional lien reduction processes were adopted in 2024 by Resolution No. 24-R38, for the Rules of Procedure for Special Magistrate Hearings.
 - These additional and faster options have reduced the need of the Infill Lien Reduction Program.
- The greatest impact is on properties with demolition liens.



Example Property "A" Lot Clearing Lien

- Total lien: \$6,450.00
 - Hard costs: \$2,450.00
 - Soft costs: \$4,000
 - Includes administrative costs: \$1,639.15
- **Infill Lien Reduction** would waive soft costs of \$4,000 and 50% of hard costs of \$1,275 for a total of **\$5,275 waived**.
- Alternative lien reduction options now available:
 - **Departmental reduction:** Waive 50% of soft costs (including admin costs) totals **\$2,000 waived**.
 - **Special Magistrate reduction:** Waive all costs other than hard costs and admin costs totals **\$2,360.85 waived**.



Example Property “B” Demolition Lien

- Total lien: \$12,476.51
 - Hard costs: \$9,157.00
 - Soft costs: \$1,877.60
 - Includes Administrative costs: \$1,441.91
- **Infill Lien Reduction** would waive soft costs of \$3,319.51 and 50% of hard costs of \$4,578.50 for a total of **\$7,898.01 waived**.
- Alternative lien reduction options now available:
 - **Departmental reduction:** Waive 50% of soft costs (including admin costs) totals **\$938.80 waived**.
 - **Special Magistrate reduction:** Waive all costs other than hard costs and admin costs totals **\$1,877.60 waived**.



Direction Requested

- Keep the program as is – Not recommended.
- End the program in entirety – Not recommended.
- Suspend the program until it's been amended, by Resolution, to include additional criteria and eligibility requirements – Recommended.



Staff Recommendations

- Establish an application fee by Resolution.
- Require a comprehensive review by other departments to ensure site improvement feasibility as part of the application process.
- Include a reversion clause for the liens waived if development is not completed.
- Specify that the property must have a lien with hard costs associated to be eligible.
- Specify that to be eligible, the total amount of the liens on the property must exceed 75% of the Just/Market Value as provided by the St. Lucie County Property Appraiser.



Staff Recommendations

- Require compliance and payment of fines/liens for any other properties owned by the applicant.
- Specify that the program is only available for properties that previously had a structure.
- Specify that the application must be approved prior to submittal of a building permit application.
- Specify that the improvement made shall be of equal or greater value than the previous structure.



Questions?