

APPLICATION FORM
NEW OWNERS OF FORECLOSED PROPERTIES
PARTIAL RELEASES
SHORT SALES

Resolution 9-09



City of Cape Coral Code Compliance
P.O. Box 150027
Cape Coral, FL 33915-0027
Phone (239) 574-0613
Fax (239) 574-0611

Property Owner(s) Name: _____ Phone Number: _____

Site Property Address: _____

Applicant Name: _____ Phone Number _____

Applicant Address: _____

Applicant Company Name: _____

Email Address: _____

- Reason for Request: Partial Release
 Short Sale
 Foreclosure

Upon receipt of a request for reduction, the City Manager or the City Manager's designee together with the City Attorney or the City Attorney's designee, shall review the facts surrounding the imposition of the code compliance lien, the reason for the request for reduction and whether the property is currently in compliance.

1. An application must be submitted by the property owner or the property owner's legal representative or agent or any person who has a bona fide contract for purchase of a property with a code enforcement lien, or their legal representative.
2. All property violations cited on subject properties (*the property you are purchasing*) must be in compliance and verified by the Code Compliance Division before an application for a reduction of lien may be approved with the following exception below in paragraph 3.
3. If you are requesting a partial release of lien or a release of lien for a short sale for a property that has an existing code violation on the property, in addition to all settlement costs and/or fees, you may be required to enter into a written agreement with the City of Cape Coral to correct all code violations on the subject property prior to a release or partial release of lien. Failure to correct the violations within the time frame of the agreement will be grounds for the City to initiate a new enforcement action against the buyer/new property owner of record. Short sale requests may also be required to provide proof or evidence to the satisfaction of the City that a real estate transaction is actually a short sale.

4. Prosecution and administrative costs are not eligible for reduction and must be paid in full prior to any release of lien(s).
5. Owners of multiple properties who request a partial release where the code violation remains on the subject property may be eligible for a partial release of lien and will be required to make payment of 25% of the face value of the lien or \$1,500.00 whichever is less, plus a \$150.00 administrative fee plus any other outstanding fees or assessments per lien.
6. Owners of multiple properties who request a partial release where no code violation exists on the subject property but is cross encumbered by liens on other properties may be eligible for a partial release of lien and will be required to make payment of a \$150.00 administrative fee per lien.
7. Purchasers of a property that is cross encumbered by a code lien from a prior common owner may qualify for a partial release of lien and will be required to make payment of \$1,500.00 plus a \$150.00 administrative fee per lien.
8. An applicant shall, within 30 days from the date of notification of lien reduction amount, make full payment of that amount together with all prosecutorial and administrative costs. Failure to pay the approved lien reduction amount, as well as prosecutorial or administrative costs within 30 days shall deem the lien reduction approval null and void. Any satisfaction or release of lien, or partial satisfaction or partial release of lien *shall not be executed* if the amounts due are not paid within this 30 day period.

Your signature below authorizes the City Manager to consider the subject property to be considered for the City of Cape Coral Amnesty Program.

 Signature of Property Owner(s)
 (or Property Owner's Legal Representative)

 Date