



**REGISTRATION OF ABANDONED REAL PROPERTY (continued)**

It is the purpose and intent of the City to establish a process to address the amount of abandoned real property located within the City. It is the city's further intent to specifically establish an abandoned residential property program as a mechanism to protect residential neighborhoods from becoming blighted through the lack of adequate maintenance and security of abandoned properties. [Chapter 16 1/2 Section 16 1/2-1]

1. [Section 16 1/2-9] Registration of Abandoned Real Property: Mortgagee who holds a mortgage on real property must perform an inspection on the property prior to the issuance of a Notice of Default. If the property is found to be vacant or shows signs of vacancy, it will be considered abandoned and the mortgagee has ten (10) days from the inspection to register the property with the City of Coral Springs Code Enforcement Division. **An annual registration form is required for each vacant property.**
2. If the property is occupied but remains in default, it shall be inspected by the mortgagee monthly or if the property is vacant or shows signs of vacancy it shall be considered vacant and the property must be registered with the City of Coral Springs. Any person or corporation that has registered must report any change of information to the City of Coral Springs Code Enforcement Division within ten (10) days of the change.
3. [Section 16 1/2-10 and 16 1/2 -11] Maintenance and Security Requirements. Properties shall be maintained and secured in accordance with the City of Coral Springs Municipal Code.

All violations of sections 16 1/2 may be subject to the minimum penalty of \$250.00 for the first offense. Subsequent violations may be subject to a minimum penalty of \$500.00.

REGISTRATION FORM COMPLETED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_  
(Print Name)

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

State of \_\_\_\_\_  
County of \_\_\_\_\_

The foregoing instrument was acknowledged before me, the undersigned Notary Public in and for the State of \_\_\_\_\_, on this, the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ (Print Name), \_\_\_\_\_ (Print Title).

WITNESS my hand and official seal

\_\_\_\_\_  
Notary Public, State of \_\_\_\_\_

Printed, typed or stamped name of Notary Public exactly as commissioned  
Personally known to me, or  
Produced identification:

\_\_\_\_\_  
(type of identification produced)

**Please contact the City of Coral Springs Code Enforcement Division at (954) 344-5964 or 9551 W. Sample Road, Coral Springs, FL 33065 with any questions regarding registration of abandoned real property.**

<p><b>INTERNAL USE ONLY</b></p> <p>Annual Registration Fee \$150.00 per property paid _____, by _____, _____ (date) (method of payment) (check # if applicable)</p>
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