



FORECLOSED PROPERTY MAINTENANCE

****IMPORTANT INFORMATION****

As of March 1, 2009, the City of Cape Coral enacted Ordinance No. 139-08 regulating the maintenance of abandoned/vacant foreclosed properties within the city limits of Cape Coral, Florida.

The City of Cape Coral and the Code Enforcement Division would like to work as partners with the mortgagees on these vacant properties to avoid declining property values in our neighborhoods. The cooperation between the City and these companies can provide tremendous help to these neighborhoods during these difficult economic times.

This ordinance can also be viewed in its entirety by going to www.capecoral.net. Under "I want to" choose "Find", then select "Ordinances and Resolutions". Search by the ordinance number (139-08).

The Ordinance requires **A MORTGAGEE** to register and maintain any property of which **THE MORTGAGEE** has initiated the foreclosure process upon and which is vacant with the Code Compliance Division.

This [registration](#) requires an annual registration fee of \$150 per property, and also requires **A MORTGAGEE** to provide the following information:

- Owner or Agents phone number and mailing address within the State (If a PO Box is mailing address it must be accompanied by a physical address)
- Certify that the property has been inspected
- Designate and retain an individual or property management company responsible for the security and maintenance of the property. This designation must state the individual or company name, phone number, and local address (PO Box is not acceptable)

*****All violations of sections 12-91 thru 12-100 may be subject to the maximum penalty of \$1000.00 per day for the first offense. Subsequent violations may be subjected to penalties of double or triple the first offense.*****

If you have any questions, please contact our Code Compliance Division at (239) 574-0613 or email me at Lrogowsk@capecoral.net or Tom Seaman at Eseaman@capecoral.net.

Sincerely,

Larry Rogowski
City of Cape Coral / Code Compliance Division