



Registration Form for Abandoned Residential Property

Please fill out the information requested below and deliver, mail, or fax this form to the Director of Planning and Building

Registered Residence Address: _____

City of Tulare, Zip Code: _____

Assessor Parcel Number: _____

Notice of Default Recordation Number: _____ (Please attach copy to this form)

Lender/Lien Holder: _____

Contact: _____ Phone No. _____

Lender/Lien Holder Mailing Address:

Property Manager: _____ Business license No. _____

Contact: _____ 24 Hour Phone No. _____

Property Management Company Local Mailing Address:

Initiated By:

City of Tulare Municipal Code Chapter 4.90 – Abandoned Residential Property Registration.

It is the purpose and intent of the Tulare City Council, through the adoption of this Chapter, to

establish an abandoned residential property registration program as a mechanism to protect residential neighbors from becoming blighted through the lack of adequate maintenance and security of abandoned properties.

4.90.040 – Registration

- Any beneficiary/trustee, who holds a deed of trust on a property located within the City of Tulare, shall perform an inspection of the property that is the security for the deed of trust, upon default by the trustor, prior to recording a Notice of Default with the Tulare County Recorder's Office. If the property is found to be vacant or shows evidence of vacancy, it is, by this chapter, deemed abandoned and the beneficiary/trustee shall, within ten (10) days of the inspection, register the property with the Director of Planning and Building or his or her designee on forms provided by the City.
- If the property is occupied but remains in default it shall be inspected by the beneficiary/trustee, or his designee, monthly until 1) The trustor or party remedies the default or 2) It is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the trustee shall, within ten (10) days of that inspection, register the property with the Director of Planning and Building or his designee on forms provided by the City.
- In either case, the registration shall contain the name of the beneficiary/trustee (corporation or individual), the direct street/office mailing address of the beneficiary/trustee (no P.O. Boxes), a direct contact name and phone number for the beneficiary/trustee and, in the case of a corporation or out of area beneficiary/trustee, the local property management company responsible for the security, maintenance and marketing of the property. Registration fees will not be prorated.
- An annual registration fee shall accompany the registration form. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January 1st of each year and must be received no later than January 31st of the year due.
- This section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.
- Properties subject to this chapter shall remain under the annual registration requirement, security and maintenance standards of this section as long as they remain vacant.
- Any person, firm or corporation that has registered a property under this chapter must report any change of information contained in the registration within ten (10) days of the change.