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FORECLOSURE REGISTRY PROGRAM ANNUAL RENEWAL NOTICE 2021

The **City of Los Angeles** is eager to collaborate its efforts with you to reduce blight in Los Angeles communities. To accomplish this goal, the **Foreclosure Registry Program** (Ordinance No. 181185) was enacted July 8, 2010 establishing a **residential property registration program** as a mechanism to protect residential neighborhoods, **including abandoned properties and vacant lots**, from blight due to a lack of adequate maintenance and security.

The Program requires that any lender, beneficiary and/or trustee who holds or has an interest in a deed of trust of a property in the foreclosure process located within the City of Los Angeles **must register the property with the Los Angeles Housing + Community Investment Department (HCIDLA) within thirty days** of the issuance of the Notice of Default. Registration is also required for properties that have been the subject of a foreclosure sale where title was transferred to the beneficiary or trustee of a deed of trust involved in the foreclosure or transferred under a deed in lieu of foreclosure/sale.

Annual re-registration is also due at the start of each subsequent calendar year, after the recording of the Notice of Default (NOD) or Trustee's Deed Upon Sale (TDUS)/Deed in Lieu of Foreclosure to the Lender/Trustee, **for as long as the property remains in foreclosure. Annual re-registration for 2021 along with a fee payment in the amount of \$155 is available online only, beginning January 1, 2021, and is due to HCIDLA by January 31, 2021.** Once 2021 registration has been satisfied, the 2021 registration will be valid through December 31, 2021.

LINK TO REGISTER ONLINE WITH HCIDLA: <https://hcidlabill.lacity.org/Foreclosure/Public/Login.aspx>

Additional Program Requirements

- 1) All registered properties must be inspected monthly and reported [online to HCIDLA](#). Monthly inspection reports shall record the date of the inspection and the condition of the property as observed during that inspection (including exterior photo), along with a direct contact name and phone number.
- 2) De-registration must be requested within 10 calendar days after the property is no longer subject to the Ordinance. **De-registration can be requested only when one of the following documents are recorded with Los Angeles County:**
 - a. Reinstatement of Loan/Notice of Rescission of Active NOD/Loan Modification/Full Reconveyance
 - b. Sale to a third party, Not Real-Estate Owned (REO)
- 3) Any person, firm or corporation that has registered a property must report any change of information contained in the registration with HCIDLA within 10 days of the change.
- 4) A one-time proactive inspection fee in the amount of \$356 is due upon change of property status from NOD to REO for all foreclosed single-family and vacant multi-family residential properties.

Please note that failure to satisfy registration, proactive inspection fee and monthly inspection requirements may result in penalty fees of \$250 per day.

Please also note that it is the responsibility of the registrant to confirm the foreclosure status of the property and verify the details for the correct property (APN, Unit #, etc.) prior to registration. The Los Angeles County Office of the Assessor is a valuable resource in this endeavor: <https://portal.assessor.lacounty.gov/>

If you have any questions regarding the Foreclosure Registry Program, please contact our hotline at [213-808-8858](tel:213-808-8858), email hcidla.foreclosurereg@lacity.org or visit us at Hcidla.lacity.org