

CHAPTER 1361
Notification of Foreclosure Filing

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1361.01 DEFINITIONS.

(a) “Person” means a natural person or any legal entity, including but not limited to, a corporation, firm, partnership, trust or association.

(b) “Vacant” means that no person actually and lawfully resides in any part of the residential structure.
(Ord. 2007-7. Passed 2-5-07.)

1361.02 NOTICE TO CITY OF FORECLOSURE FILING.

Any person who files a complaint for foreclosure involving residential real property located within the City of Berea shall notify the City of the filing of the foreclosure complaint and shall file a complete copy of the foreclosure complaint with the City Building Department within ten days after the filing of that complaint with the relevant court. The notice to the City shall be on a form prescribed by the Director of Public Service.
(Ord. 2007-7. Passed 2-5-07.)

1361.03 PERSON RESPONSIBLE FOR MAINTENANCE.

(a) If the residential structure on the property that is the subject of the foreclosure is vacant at the time the foreclosure complaint is filed, then the person filing the foreclosure complaint shall notify the City of the name, address, telephone number and contact information for the person who will be responsible for maintaining the property.

(b) If the residential structure on the property that is the subject of the foreclosure becomes vacant at any time after the foreclosure complaint is filed, then the person who filed the foreclosure complaint shall notify the City of the name, address, telephone number and contact information for the person who will be responsible for maintaining the property.
(Ord. 2007-7. Passed 2-5-07.)

1361.04 FEES.

The filing fee for “Notification of Foreclosure Filing” filed with the City Building Department within ten days of the foreclosure complaint being filed with the relevant court is seventy-five dollars (\$75.00). The filing fee for “Notification of Foreclosure Filing” filed with the City Building Department more than ten days after the foreclosure complaint is filed with the relevant court is one hundred fifty dollars (\$150.00). The appropriate fee shall be paid at the time of filing.
(Ord. 2007-7. Passed 2-5-07.)

1361.99 PENALTY.

No person shall fail to file a complete copy of the foreclosure complaint as required in Section [1361.02](#), nor fail to identify the person responsible for such property maintenance as required by Section [1361.03](#). Whoever violates Section [1361.02](#) or [1361.03](#) is guilty of a misdemeanor of the fourth degree.
(Ord. 2007-7. Passed 2-5-07.)