



Las Vegas

Agenda Item No.: 40.

AGENDA SUMMARY PAGE
CITY COUNCIL MEETING OF: MAY 19, 2010

DEPARTMENT: CITY MANAGER
DIRECTOR: ELIZABETH N. FRETWELL

☐ Consent ☒ Discussion

SUBJECT:
ADMINISTRATIVE:

Report from staff regarding nuisance abatement lien process and vacant/abandoned building enforcement - Nuisance

Fiscal Impact

☐ No Impact ☐ Augmentation Required
☐ Budget Funds Available

Amount:

Funding Source:

Dept./Division:

PURPOSE/BACKGROUND:

The City Council has seen a steady increase in bank and individual owned properties creating blight and nuisance conditions in neighborhoods throughout the City. Staff will provide an update on the current lien process and recommendations to improve cost recovery. The presentation will also include a summary of the process for abandoned/vacant building enforcement.

RECOMMENDATION:

Report only, no action required.

BACKUP DOCUMENTATION:

None

Minutes:

DEPUTY CITY ATTORNEY DAN STILL explained the lien process for the Council. Once a lien is recorded against a property, it will secure the City's interest. However, the City is required to pay four percent of the lien assessment upon filing, which is a one-time fee. Essentially, this process can take up to four years prior to the property being eligible for a sale. A trustee sale occurs once a year, which at that time, the City can recoup its monies if the property is sold. If not, the tax roll remains.

Staff believes the title companies have been negligent in responding to the City's notices. In addition, home buyers have an obligation to do their research, as some of those who have appeared before Council asking for a waiver were not misinformed. After reviewing State law, it was determined that the City has the authority to record a Notice of Potential Lien along with the standard Notice and Order to Comply.

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DEPUTY CITY ATTORNEY STILL recommended that such notices be recorded in these types of situations, in an effort to begin communicating and resolving issues with title companies and potential buyers. MAYOR GOODMAN supported the recommendation.

The attorney also reported on vacant/abandoned properties and pointed out the fact that the City is complaint driven. Once a complaint is received, a notice is provided. If the property owner forgoes a hearing, then the City can proceed with repairs and/or demolition. DEPUTY CITY ATTORNEY STILL and VICKI OZUNA, Neighborhood Services Department, informed COUNCILMAN ROSS that the City pays approximately 40 percent of the demolition costs. The Councilman supported the recommendation, which will allow for better protection of the tax payers dollars.

DEPUTY CITY ATTORNEY STILL commended the City on its current processes and acknowledged that the main problem entails research in order to resolve who the property owner is. The City is working with banks that are cooperating and taking responsibility, but it is a fact that the banks are simply overwhelmed with foreclosed properties. The City Attorneys Office will continue to work with Neighborhood Services and focus on saving the City money while maintaining livable neighborhoods.

MAYOR GOODMAN was surprised by the fewer number of vacant, boarded up properties within the city. He thanked DEPUTY CITY ATTORNEY STILL and other staff members for the report and their hard work.

Should a property appear to be in disarray, DEPUTY CITY ATTORNEY STILL and the Mayor encouraged individuals to contact Neighborhood Services so staff can look into the matter.

MAYOR GOODMAN presented TODD FARLOW with a copy of DEPUTY CITY ATTORNEY STILL'S PowerPoint presentation.