

Back of Registration Form for Abandoned Property

The goal of our department is to improve the overall condition of properties within the City of Indian Wells; to preserve property values in our community; and to create a safe and aesthetically pleasing place for residents to live. It is also the objective of the City to obtain compliance of its municipal codes through education, assistance, and the fair and consistent enforcement of its laws.

It is the intent of the City Council, through the adoption of this chapter, to establish a mechanism to protect residential neighborhoods from becoming blighted through the lack of maintenance and security of abandoned properties; to establish an abandoned property registration program and to set forth guidelines for the maintenance of abandoned properties.

We thank you in advance for your cooperation. If you have any questions or concerns, please contact the City of Indian Wells, Code Enforcement, at (760) 346-2489.

Responsibility of Property Owner and Managers

- Within ten (10) days of a property transaction involving a change of identity of an owner or the owner of record, or upon transfer or assignment of a loan or deed of trust, a recordation must be recorded with the Riverside County Recorder's Office. This recordation must include the identity, mailing address and telephone number of the trustee and beneficiary responsible for receiving payments associated with the loan or deed of trust. IWMC 8.44.030
- Prior to the recording of a Notice of Default or similar instrument, the trustee or beneficiary must perform an inspection. If the property is vacant, the property is deemed to be abandoned. IWMC 8.44.040 (B)
- Within fifteen (15) days of identifying an abandoned property, the trustee or beneficiary must register the property with the City of Indian Wells on specified forms.
- Any change of information contained on the original registration form must be reported to the Indian Wells Code Enforcement Department within ten (10) days.
- All properties must comply with the public nuisance requirements as outlined in IWMC Chapter 8.08
- The property must be kept free of all weeds, dry brush, trash, junk and other items that give the appearance that the property is abandoned.
- The registration of the property constitutes a grant of authority to the City to cause utilities to be turned on or off, as may be necessary.
- Visible front and side yards shall be landscaped and maintained to the IWMC Chapter 8.08 standard.
- Pools and spas shall be kept in working order so that water remains clear and free of pollutants and debris, or must be drained. Pools and spas must comply with the minimum security fencing requirements of the State of California.
- All properties must be secured in a manner so that they are not accessible to unauthorized persons.
- A local property management company shall be contracted to perform weekly inspections to verify that the requirements of this ordinance, and any other applicable laws, are being met. IWMC 8.44.040 (D)
- The property shall be posted with the name and 24-hour contact phone number of the local property management company. The posting shall be no less than 18" X 24", shall be of a font that is legible from a distance of forty-five (45) feet, and shall contain the following verbiage: **"THIS PROPERTY MANAGED BY _____,"** and **"TO REPORT PROBLEMS OR CONCERNS CALL (name and phone number)"**. Sign must meet 2 color guidelines.

A copy of this or any municipal code of the City of Indian Wells may be downloaded at:

<http://www.indianwells.com>