

**Neighborhood Development Services**  
**4970 City Hall Boulevard**  
**North Port, Florida 34286**  
**(941) 429-7186 / (941) 429-7261**  
[tcassell@cityofnorthport.com](mailto:tcassell@cityofnorthport.com)

**CODE ENFORCEMENT RELIEF PROGRAM APPLICATION**

**On October 13, 2015 the City of North Port Commissioners approved Ordinance 2015-26 initiating the City of North Port Code Enforcement Lien Relief Program for Liens from fines imposed prior to October 25, 2010. The program aims to encourage property owners to bring properties into compliance with all Code violations.**

PROPERTY OWNER: _____	DATE APPLICATION FEE PAID _____	
TELEPHONE: _____	FAX: _____	E-MAIL: _____
ADDRESS: _____	PARCEL ID NO: _____	
PROPERTY TYPE: RESIDENTIAL _____	COMMERCIAL _____	BUILDING DIRECTOR'S APPROVAL: _____
ORIGINAL AMOUNT DUE: _____	REDUCED AMOUNT DUE: _____	CITY MANAGER'S APPROVAL: _____

**Lien Reduction Program \$150.00 Non-Refundable Application Fee**

1. Property owners of residentially zoned properties may apply for a reduction of a Code Enforcement Board Lien(s) from fines imposed prior to October 25, 2010 on their encumbered property.
2. The property **MUST** be in compliance with all Codes at the time of application.
3. Liens will be reduced to the Maximum cumulative fine adopted by Sec. 2-511(b) (5) plus the City's actual abatement and administrative costs incurred during enforcement.
  - \$1000.00 maximum cumulative fine for a North Port City Code violation
  - \$2000.00 maximum cumulative fine for a Unified Land Development Code violation
  - \$5000.00 maximum cumulative fine for a Florida Building Code violation
4. The non-refundable application fee for inclusion in the program is \$150.00 per property and **MUST** be paid at the time of application.
5. The applicant will be notified in writing of the reduced amount of the lien(s) and will have 30 days from the date of notification of the lien reduction amount to forward payment to the City of North Port.
6. Applications with payment not received within the 30 days from date of notification will be considered void.
7. Once the reduced amount has been paid a satisfaction of lien will be filed with the Clerk of Courts.
8. Non-owners in anticipation of a pending sale with a bona-fide purchase contract for affected property may seek anticipatory lien reduction with the current owners authorization, provided the property is Residentially owned and in compliance with all Codes at the time of application. Liens will be reduced to the maximum cumulative fine plus the City's actual abatement and administrative costs incurred during enforcement. In the event the property is not in compliance at the time of application, the applicant must prepay the reduced lien amount and enter into an agreement with the City giving the applicant 90 days from Closing to bring the property into compliance with any existing code enforcement orders. Failure to bring the property into compliance within the 90 days shall result in reinstatement of the previous fine amount(s) and code enforcement proceedings.

**Lien Release Program \$150.00 Non-Refundable Application Fee**

1. Property owners who purchase property through a foreclosure sale, clerk's sale or other judicially imposed sale may apply for a release of any Code Enforcement Board Lien on the property after the sale closes, except for actual abatement and administrative costs.
2. The property owner shall not have been the owner at the time the lien was imposed.
3. The property must be in compliance with all Codes at the time of application.
4. The fee for the application for the lien release will be \$150.00. The application shall be per property, not per code enforcement case.
5. The property owner shall, within 30 days from the date of the notification of the lien reduction amount, make full payment of that amount. Failure to do so will void the application and a release of lien shall not be executed.

**Please send or bring a completed application along with payment to:**  
**The City of North Port, 4970 City Hall Boulevard, North Port, Florida 34286**  
**Please make payable to: The City of North Port**