



CITY OF BLYTHE

235 North Broadway / Blythe, California 92225
Phone (760) 922-6161 / Fax (760) 922-4938

Notice of New Legal Requirements in the City of Blythe

Your company has been identified as being a trustee or beneficiary of Deeds of Trust on property located in the City of Blythe, California. Therefore, you are being provided this courtesy notice of new legal requirements in the City of Blythe.

In an attempt to prevent conditions of blight, disrepair, and illegal occupancy by vagrants often resulting from vacant buildings, the City Council of the City of Blythe enacted Ordinance No. 828-08 which became effective on November 26, 2008. This Ordinance requires any beneficiary and any trustee of a Deed of Trust on a property located within the City to perform an inspection of the property that is the security for the Deed of Trust prior to recording a notice of default with the Riverside County Recorder's Office. If the property is vacant or shows evidence of vacancy, either the trustee or the beneficiary must register the property with the City within 10 days of the inspection using forms provided by the City. Both the trustee and the beneficiary may be issued citations if the property is not registered.

If the property is not vacant, you must perform a monthly inspection to ensure that the property is being maintained in accordance with the City of Blythe property maintenance standards and continues to be occupied. If any inspection reveals that the property is no longer occupied, you must then register the property with the City. During the entire foreclosure proceedings and until the property is transferred to a new owner who is not the former trustee or beneficiary, you, meaning both the trustee and the beneficiary, are responsible to ensure the property is kept maintained and secured and, if vacant, registered with the City.

Please immediately conduct an inspection of all properties located within the City of Blythe for which you are a trustee or beneficiary and for which a Notice of Default has already been recorded and register properties found to be vacant or which show evidence of vacancy. Although the Ordinance requires registration within 10 days of your inspection, the City is allowing a grace period of 30 days from January 1, 2009, for all properties already subject to Notices of Default or in the foreclosure process. After that date, citations will be issued for failure to comply with Ordinance No. 828-08. We have attached an application for your use.

Please be aware that each abandoned property will require a separate application form to be completed and submitted to the address shown below along with an application fee of \$100 with the check(s) made payable to the City of Blythe.

A complete copy of Ordinance No. 828-08 is available at the City of Blythe website at www.cityofblythe.ca.gov or can be obtained at the City of Blythe Planning Department, 235 North Broadway, Blythe, CA 92225. Please review the Ordinance, since there are other obligations that you may have to perform as beneficiary/trustee of an abandoned property.

We thank you in advance for your attention to this matter. Should you have questions or require additional information, please do not hesitate to call any of our staff members at (760) 922-6130.

Cordially,

Jennifer Wellman, AICP
Planning Director