

BOROUGH OF Chester

Foreclosed Vacant and Abandoned Property Registration Statement

(Pursuant to Borough Code Chapter 183 Article XI)

The Owner, title holder(s), agent of the title holder(s) having the authority to act with respect to property in the Borough of Chester, property receiver, mortgage or lien holder in possession or control of property in the Borough, a foreclosing creditor, and any debtor in possession of property in the Borough of Chester is required to file this registration statement as to each property deemed vacant and abandoned under §183-69A and **not legally occupied by an owner, mortgagor, or tenant**. This registration statement expires on December 31st and renewal shall be completed by January 31st each year.

Subject Property Address (please print): _____

Block _____ Lot _____

Is this a Fannie Mae/Freddie Mac Property? _____ Y _____ N

1. **Is the property in foreclosure?** _____ Y _____ N

If yes, complete the following:

(a) Has notice been provided pursuant to N.J.S.A. 46:10B-51 or 40:48-2.12s2 _____ Y _____ N

(b) Date the summons and complaint in the foreclosure action was filed: _____

(c) The court in which the action is pending: _____

(d) Complaint caption: _____

(e) Docket number: _____

(f) Is the subject property vacant and abandoned pursuant to §183-69A? _____ Y _____ N

2. **Registrant Information** (please print):

(a) Individual's Full Name: _____

(b) Relation to subject property: _____

(c) Entity/Business name: _____

(d) Mailing Address: _____

(e) Phone Number: _____

(f) Email Address: _____

3. **In-State Property Maintenance Representative** (Please print):

(a) Representative Name: _____

(b) Mailing Address: _____

(c) Email Address: _____

(d) Phone Number: _____

(e) Contact Person Name: _____

(f) Contact Phone Number: _____

(g) Contact Email Address: _____

4. **Acknowledgments** (Initial each paragraph):

(a) The registrant must update the property registration information within ten (10) days of any change in that information.
_____ (initial)

(b) If the registered property becomes vacant and abandoned pursuant to §183-69A, the registrant shall update the property registration to reflect the change in the property's status within ten (10) days of learning of the status change.
_____ (initial)

(c) A creditor filing a summons and complaint in a foreclosure action is responsible for the care, maintenance, security, and upkeep of the exterior of the property and compliance with §183-71 of the Borough Code should the property become vacant and abandoned. _____ (initial)

(d) I am aware of the fines and penalties for violations of Chapter 183, Article XI of the Borough Code as set forth in §183-75. _____ (initial).

Failure to Submit Registration Form within 2 weeks of this letter will result in the issuance of summons and penalties. • Note: Abandoned Properties Rehabilitation Act, N.J.S.A. 55:29-78 provided in Section 6 of P.L. 2003, c.210 (N.J.S.A. 55:19-83). The Fee for the first renewal is \$1500.00. The Fee for any subsequent renewal is \$3,000.00. After five years, the registration fee shall be \$5,000.00.

The registration fee per property for an Owner for the first year is \$50.00. The fee for the first renewal is \$150.00. The fee for any subsequent renewal is \$300.00, but after five years, the registration fee shall be \$500.00.

The registration fee for a foreclosing creditor shall be \$500 per property, and an additional \$2,000 per property is vacant or abandoned or becomes vacant or abandoned after filing a foreclosure action.

All checks are to be made payable to the Borough of Chester. ¹

Office Use Only: Date Received: _____

Date Payment Received: _____ Payment Amt.: _____ Check #: _____ Cash: _____

¹ Fannie Mae, Freddie Mac and any loan servicer acting on their behalf shall be exempt from payment of any registration fee for any property registered under Borough of Chester Chapter 183, as well as from payment of any fines or penalties otherwise permitted to be assessed by Chapter 183 of the Borough Code.