

Berea, Ohio

**CHAPTER 1361**  
**Notification of Foreclosure Filing**

<b>1361.01</b>	<b>Definitions.</b>	<b>1361.03</b>	<b>Person responsible for maintenance.</b>
<b>1361.02</b>	<b>Notice to City of foreclosure filing.</b>	<b>1361.04</b>	<b>Fees.</b>
		<b>1361.99</b>	<b>Penalty.</b>

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**1361.01 DEFINITIONS.**

(a) "Person" means a natural person or any legal entity, including but not limited to, a corporation, firm, partnership, trust or association.

(b) "Vacant" means that no person actually and lawfully resides in any part of the residential structure.

**1361.02 NOTICE TO CITY OF FORECLOSURE FILING.**

Any person who files a complaint for foreclosure involving residential real property located within the City of Berea shall notify the City of the filing of the foreclosure complaint and shall file a complete copy of the foreclosure complaint with the City Building Department within ten days after the filing of that complaint with the relevant court. The notice to the City shall be on a form prescribed by the Director of Public Service.

**1361.03 PERSON RESPONSIBLE FOR MAINTENANCE.**

(a) If the residential structure on the property that is the subject of the foreclosure is vacant at the time the foreclosure complaint is filed, then the person filing the foreclosure complaint shall notify the City of the name, address, telephone number and contact information for the person who will be responsible for maintaining the property.

(b) If the residential structure on the property that is the subject of the foreclosure becomes vacant at any time after the foreclosure complaint is filed, then the person who filed the foreclosure complaint shall notify the City of the name, address, telephone number and contact information for the person who will be responsible for maintaining the property.

**1361.04 FEES.**

The filing fee for "Notification of Foreclosure Filing" filed with the City Building Department within ten days of the foreclosure complaint being filed with the relevant court is seventy-five dollars (\$75.00). The filing fee for "Notification of Foreclosure Filing" filed with the City Building Department more than ten days after the foreclosure complaint is filed with the relevant court is one hundred fifty dollars (\$150.00). The appropriate fee shall be paid at the time of filing.

**1361.99 PENALTY.**

No person shall fail to file a complete copy of the foreclosure complaint as required in Section 1361.02, nor fail to identify the person responsible for such property maintenance as required by Section 1306.03. Whoever violates Section 1361.02 or 1361.03 is guilty of a misdemeanor of the fourth degree.

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Chillicothe, Ohio

**1701.071 NOTIFICATION OF FORECLOSURE FILING.**

(a) Definitions.

- (1) "Person" means a natural person or any legal entity, including but not limited to, a corporation, firm, partnership, trust, or association.
- (2) "Vacant" means that no person actually resides in any part of the building or that no person conducts a lawful business in any part of the building.

(b) Notice to City of Foreclosure Filing. Any person who files a complaint for foreclosure involving real property located within the City of Chillicothe shall file an affidavit of facts relating to the foreclosure with the Ross County Recorder within ten days of filing the complaint. A copy of the affidavit shall be filed with the City Engineering Department within twenty days of its recording, bearing the volume and page number as assigned by the Recorder. The copy shall be in written form, or other form as prescribed by the City Engineer. The affidavit shall contain the following information:

- (1) The property address and parcel number;
- (2) The current owner of the property as reflected in the records of the Ross County Recorder and the volume and page number of the underlying deed;
- (3) The name and address of the person or agency filing the foreclosure action;
- (4) The date the foreclosure complaint was filed and case number assigned by the court; and
- (5) The name, address and telephone number of the person or agency responsible for maintaining the property if the property is vacant or becomes vacant at anytime during the foreclosure action.

(c) Requirement to Keep Information Current. Any person who files an affidavit of facts pursuant to this section shall file a new affidavit with the Ross County Recorder if, at any time, the information contained in the affidavit of facts set forth in subsection (b) hereof is no longer current. A new affidavit shall be filed within ten days of any change in information contained in any affidavit required by this section, and shall state the applicable new information and the volume and page number of the previous affidavit as assigned by the Recorder. A copy of the new affidavit shall be filed with the City Engineering Department within twenty days of its recording, bearing the volume and page number as assigned by the Recorder. The copy shall be in written form, or other form as prescribed by the City Engineer.

(d) Penalties.

- (1) No person shall fail to file a copy of the affidavit of facts relating to the foreclosure involving real property with the Engineering Department within twenty days after filing an affidavit with the Ross County Recorder. Whoever violates this section is guilty of failure to file a notice of foreclosure, a misdemeanor of the fourth degree.
  - (2) No person shall fail to file a new affidavit of facts involving real property with the Engineering Department within twenty days of any change thereto. Whoever violates this section is guilty of failure to maintain notice of a foreclosure, a misdemeanor of the fourth degree.
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Garfield Hts., Ohio

**CHAPTER 1314**  
**Notice of Foreclosure Filing**

<b>1314.01</b>	<b>Definitions.</b>	<b>1314.04</b>	<b>Fees.</b>
<b>1314.02</b>	<b>Notice to the City of foreclosure filing.</b>	<b>1314.05</b>	<b>Late fee.</b>
<b>1314.03</b>	<b>Person responsible for maintenance.</b>	<b>1314.99</b>	<b>Penalty.</b>

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**1314.01 DEFINITIONS.**

As used in this section:

- (a) "Person" means a natural person or any legal entity, including but not limited to a corporation, firm, partnership, trust or association, including the attorney and/or law firm representing a party initiating a foreclosure complaint.
- (b) "Vacant" means that no person actually resides in any part of the building or that no person conducts a lawful business in any part of the building.
- (c) "City" means the Municipality of Garfield Heights, Ohio

**1314.02 NOTICE TO THE CITY OF FORECLOSURE FILING.**

Any person who files a complaint for foreclosure involving real property located within the City on which there is a building or structure shall notify the City of the filing of the foreclosure complaint and shall file a complete copy of the foreclosure complaint with the Building Commissioner within ten (10) days after the filing of that complaint with the relevant court. The notice to the City shall be on a form prescribed by the Building Commissioner.

**1314.03 PERSON RESPONSIBLE FOR MAINTENANCE.**

(a) If the building or structure on the property that is the subject of foreclosure is vacant at the time the foreclosure complaint is filed, then the person filing the foreclosure complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property.

(b) If the building or structure on the property that is the subject of foreclosure becomes vacant at any time after the foreclosure complaint is filed, then the person who filed the foreclosure complaint shall notify the City of the name, address and contact information for the person who will be responsible for maintaining the property, and shall otherwise comply with this chapter.

**1314.04 FEES.**

(a) The fee for notice of a foreclosed property is seventy-five dollars (\$75.00). The fee shall be paid at the time of notification.

(b) Any filing made by the Cuyahoga County Prosecutor's Office on behalf of the County Treasurer shall be exempt from paying a filing fee.

**1314.05 LATE FEE.**

Any person as defined in Section 1314.01(a) who fails to file a complaint of foreclosure form with the Building Commissioner within the time required in Section 1314.02 shall be charged a late filing fee in the amount of three (3) times the filing fee required in Section 1314.04.

**1314.99 PENALTY.**

Whoever violates this section is guilty of failure to file notice of a foreclosure complaint, a misdemeanor of the first degree.