

SUMTER COUNTY BOARD OF COUNTY COMMISSIONERS
EXECUTIVE SUMMARY

SUBJECT: Approval of Release of Lien for Federal National Mortgage Association (Staff Recommends Approval).

REQUESTED ACTION: Staff Recommends Approval

Meeting Type: Regular Meeting

DATE OF MEETING: 7/26/2022

CONTRACT: N/A

Vendor/Entity: _____

Effective Date: _____

Termination Date: _____

Managing Division / Dept: Administrative Services

BUDGET IMPACT: _____

FUNDING SOURCE: _____

Type: N/A

EXPENDITURE ACCOUNT: _____

HISTORY/FACTS/ISSUES:

A code enforcement lien was filed against this property on February 11, 2022, in which the property owners at the time were Ralph & Heather Smith. The property was foreclosed on by Federal National Mortgage Association in June 2022 and assumed responsibility for the lien and the open Code Enforcement case. The property was found in compliance on July 11, 2022. Staff costs in the amount of \$502.28 have now been paid. Since costs were paid, a Release of Lien is being requested.

Owner Name – Federal National Mortgage Association
Property Addresses – 1646 CR 607C, Bushnell, FL 33513
Parcel – N17G094
Original Hearing Date – December 16, 2021
Date Found In Compliance – July 11, 2022
Staff Costs Paid - \$502.28
Staff Costs Due - \$0.00
Total Lien Amount - \$4,425.00
Daily Fine Amount - \$25.00
Total Amount of Days in Violation – 177

Code Compliance ensures property values are maintained by assisting property owners in complying with health, safety, and welfare standards. Periodically, liens are placed on property to support the compliance process. The purpose of the lien is not to generate funds for the county; therefore, once property is brought into compliance, the actual costs incurred by Code Compliance are collected, and the balance of the lien amount is requested to be released.

The lien amount figure is calculated by multiplying the daily fine amount (established by the Special Master) by the total number of days the property remains in violation. Staff costs are calculated by adding the number of inspections performed during the code case, all actual costs of postage, and an administrative cost.

Prepared by: Emily Estep

Pro-Writing Aid Check