

## FREQUENTLY ASKED QUESTIONS - CITY OF LOS ANGELES FORECLOSURE REGISTRY PROGRAM (FRP)

### WHAT IS THE FORECLOSURE REGISTRY PROGRAM?

The Foreclosure Registry Program (FRP) is a residential property registration program enacted by the City Council in the City of Los Angeles in 2010 as a mechanism to protect the city's residential neighborhoods from blight. The Ordinance was amended on November 14, 2014 ([Ordinance No. 183281](#)) to include a proactive inspection fee and monthly inspection reporting of the property's condition.

### WHAT TYPES OF PROPERTIES ARE SUBJECT TO THE FRP?

Any residential "property in foreclosure" located in the City of LA (as determined by Land Use Code w/LA County Office of the Assessor).

- multi-family AND single-family structures (and lots in construction/development)
- vacant AND occupied properties
- undeveloped lots (unimproved properties) - including vacant lots
- mixed-use properties (commercial/residential - if the zoning contains some portion residential, the property must register)

### WHAT IS A "PROPERTY IN FORECLOSURE"?

A "property in foreclosure" in the FRP context may be either of the following:

- **Active Notice of Default (NOD)** – there is a NOD that remains active (uncancelled) thirty (30) days after its recordation
- **REO (real-estate owned) property or foreclosed** – the former lender/beneficiary has acquired ownership of the property via title granted through a **Trustee's Deed Upon Sale (TDUS)** after a foreclosure sale/auction or via a **Deed in Lieu of Foreclosure**.

### WHO IS SUBJECT TO THE ORDINANCE?

Any **lender/beneficiary or trustee with current beneficial interest in a Deed of Trust in default** on a "property in foreclosure" in the City of Los Angeles, or the **foreclosing beneficiary/REO owner of a property** if the title has been transferred from the borrower to the foreclosing lender and has not been sold to a third party since.

### WHAT MUST THE RESPONSIBLE PARTY DO TO COMPLY?

Once subject to the ordinance, the responsible party must register the "property in foreclosure" online at the Foreclosure Registry portal <https://housingbill.lacity.org/Foreclosure/Public/Login.aspx>, provide the Department accurate property data, lender, & property management contact information, pay the annual registration fee of \$155 (and the proactive inspection fee of \$356 when necessary), and submit monthly inspection reports during the foreclosure process.

### WHEN MUST THE RESPONSIBLE PARTY REGISTER THE PROPERTY IN FORECLOSURE?

The responsible party must register a property in foreclosure when:

- **Active Notice of Default (NOD)** - NOD is still active thirty (30) days after recordation date, and annually thereafter if still active/uncancelled by January 31<sup>st</sup> of each succeeding year.
- **REO (real-estate owned) property or foreclosed** – the day following the transfer of the property from the former trustor to former beneficiary. If the property was already registered as NOD for the year prior to the foreclosure/deed in lieu, the responsible party must update the status of the already-registered foreclosure from NOD status to REO status.

### HOW DO I GET REMOVED FROM THE FORECLOSURE REGISTRY?

- Active Notice of Default (NOD) - NODs may be cancelled through rescission, reconveyance, assignment, loan modification or an arm's length sale of the property to a third party.
- REO (real-estate owned) property or foreclosed - REOs can only be cancelled through an arm's length sale of the property to a third party, usually documented by a Grant Deed, a TDUS or a Deed in Lieu of Foreclosure.
- A beneficiary may request for de-registration of a property from the Foreclosure Registry by submitting a de-registration request via the online Registry and by providing LAHD with a copy of the relevant cancelling document that was recorded with the Los Angeles County Recorder's Office. **Documents that have not been recorded can not be considered for foreclosure status change.**

### WHAT ABOUT ASSIGNMENTS?

The assignment of a deed of trust securing a mortgage loan on a property in foreclosure shall result in a corresponding transfer of all rights and responsibilities of the beneficiary (grantor) to the grantee, including the annual registration of the property with LAHD, as of the day after the recordation of the assignment. As soon as the beneficial interest on a loan in default is assigned to a new beneficiary, it becomes the responsibility of the new lender to either record a canceling document for the prior default or continue to register the property. Assignments do not cancel foreclosures, they simply assign the responsibility to a new responsible party.

**For more questions, please contact [LAHD.foreclosureregistry@lacity.org](mailto:LAHD.foreclosureregistry@lacity.org), or call the Foreclosure Registry helpline at 213-808-8858.**