

Types of City Liens

Code Liens – Code liens are for blighting and maintenance issues. Examples include high grass and weeds, open storage, inoperative vehicles, and mold/mildew.

Vacant Property Registration Liens – VPR liens are for blighting, maintenance, and improper registration of vacant homes. Upon the filing of a lis pendens and/or any action to foreclose upon a mortgage or similar instrument, all mortgagees must register with the City.

Building Liens – Building liens are for work done without proper permits. Examples include AC change out without permit or porch addition that has electric but no electric permit.

Nuisance Abatement Liens – Nuisance abatement liens are assessed whenever the city council agrees there is an immediate threat to life, limb, health, welfare, or property. Examples include a dilapidated roof, falling pool enclosure, or abandoned vandalized property.

Unimproved Real Property Liens – Unimproved real property liens (vacant lot liens) are liens for the clearing of a vacant lot. Vacant lots that are adjacent to a residential dwelling must not allow vegetative matter to grow to a height of more than 24” within 10’ of the side and rear lot lines.

Delinquent Utility Usage Liens – Utility usage liens are for regular water and sewer usage that has gone unpaid and accumulated over \$500.

Utility Capital Charge Liens – Utility capital charge liens are for the hookup of residential or commercial properties to City water, sewer, or both. The cost of this hookup can be amortized through a 10 year interest free loan which becomes the utility capital charge lien.

Contractor’s License Liens – Contractors license liens are for contracting work done without a contractor’s license. An example includes someone installing AC systems without an AC license.

Community Services Liens – Community service liens are from the SHIP or NSP program the City offers to first time home buyers. The City offers to pay a defined amount of the mortgage providing the residents meet certain criteria. This amount is recorded as a lien so if the residents fail to meet the criteria the amount must be paid back.