



# City of North Miami Beach

## Code Compliance Lien Reduction Amnesty Program

The City of North Miami Beach shall offer the Code Compliance Lien Reduction Amnesty Program for the limited time period from December 20, 2022, through September 30, 2023, during which affected residential property may take advantage of this opportunity to obtain a reduction and release for outstanding code enforcement fines and liens on their North Miami Beach property. The City of North Miami Beach has determined that a program such as the lien reduction amnesty program incentivizes code compliance and expedites the process to settle code enforcement liens while ensuring properties remain in compliance. Property owners who bring their properties into compliance with the city code may have existing liens reduced by 70%, plus an application fee of \$150.00

Please take this opportunity to contact the Community Development, Code Compliance Division at 305-948-2964 and verify your eligibility and qualification to settle your outstanding code fines and liens.

### ELIGIBILITY

1. Available to all residential property owners with outstanding code enforcement liens in North Miami Beach. Properties owned by financial institutions are not eligible for this program.
2. Consideration for the lien reduction under the amnesty program only applies to code compliance violations. Building violations are not eligible for the lien reduction amnesty program (i.e., Work without Permits, Unsafe Structures etc.)
3. All properties owned by the same property owner within the City of North Miami Beach must also be fully complaint and have no active code enforcement cases or violations.
4. Property owner must schedule a re-inspection by a code enforcement inspector to ensure that the subject property complies and qualifies for lien reduction.
5. Property must not have any outstanding nuisance abatement or cost recovery fees on the subject property, or such cost will be added to the approved lien reduction amnesty balance amount.
6. Property must not be in collections with the City of North Miami Beach, City Attorney's Office.
7. The City Manager's Office may allow further reduction to the administrative costs and/or a payment plan if there is a documented financial and/or medical hardship.

# PROGRAM TERMS

1. Completed application with a non-refundable application fee of one hundred and fifty dollars (\$150.00) to be paid upon submittal of an application to enter the amnesty program. Note: Applicants seeking relief under this program will need to submit one application per code compliance case.
2. Properties will be inspected to confirm that no code violations exist.
3. If an application is approved, the property owner has 90 days to pay the reduced amount, or the lien amount will revert to the original lien amount.
4. Property owners must provide documentation proving financial and/or medical hardship if the property owner is seeking further reduction and/or payment plan.
5. All applicable court fees, recording/releasing fees, and administrative charges as it pertains to the fine will be collected at 100%.
6. Payment Plans are available for reduced fines and liens that exceed \$5,000.00. The sum of the negotiated lien amount must be paid within the agreed upon payment terms or within 90 days of the invoice date.
7. Once payment has been made in full, a satisfaction of lien will be filed with Miami-Dade County and provided to the property owner for record keeping.

## APPLICATION & CONTACT INFORMATION

### **City of North Miami Beach**

### **Community Development**

### **Code Compliance Division**

17011 NE 19<sup>th</sup> Avenue, North Miami Beach, FL 33162

Phone Number: (305) 948-2964

Email: [nmbcode@citynmb.com](mailto:nmbcode@citynmb.com)

### **How to Submit?**

1. You will need to apply online at: [www.citynmb/nmbedms](http://www.citynmb/nmbedms).
2. Select Request Lien Reduction Amnesty Program option. You will need to create an account if you do not already have one.
3. You will need to provide proof of compliance as a part of the application submission process.