

RESOLUTION NO. 25-

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, TO EXTEND THE CODE ENFORCEMENT LIEN AMNESTY PROGRAM FROM OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026, AND TO ADJUST THE AMNESTY DISCOUNT FROM NINETY PERCENT (90%) TO EIGHTY-FIVE PERCENT (85%) FOR ELIGIBLE PROPERTIES, AND TO AMEND THE LIEN AMNESTY PROGRAM'S FEE STRUCTURE TO LIMIT THE DISCOUNT TO FIFTY PERCENT (50%) FOR NUISANCE VIOLATIONS, REPEAT VIOLATIONS, NOISE VIOLATIONS, AND PROPERTIES OPERATING IN VIOLATION OF ARTICLE X OF CHAPTER 15 OF THE CODE OF ORDINANCES OF THE CITY OF FORT LAUDERDALE; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 5, 2023, the City Commission of the City of Fort Lauderdale ("City") approved Resolution 23-179, authorizing the City Manager to conduct a Lien Amnesty Program ("Program") until September 30, 2024; and

WHEREAS, on July 2, 2024, the City Commission of the City of Fort Lauderdale approved Resolution 24-121, authorizing the City Manager to extend the Lien Amnesty Program until September 30, 2025; and

WHEREAS, the Program has had significant success since its 2023 start and as of June 2025, the City has approved 216 lien amnesty applications; and

WHEREAS, the Development Services Department ("DSD") desires to extend the Lien Amnesty Program and continue its current rate of success until September 30, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Manager is authorized to continue the Code Enforcement Lien Amnesty Program through the close of business on September 30, 2026.

SECTION 2. That the same qualifications to participate in the Code Enforcement Lien Amnesty Program will apply, namely:

1. The property that is subject of the lien and all properties owned by the property owner in the city of Fort Lauderdale, must be in full compliance with the Code of Ordinances of the City of Fort Lauderdale, Florida Building Code, and Florida Fire Prevention Code.
2. All administrative fees, hard costs, and any liens including lot clearing charges, utility liens, board up charges, demolition charges, civil penalties, vessel removal charges, condemnation costs, and legal fees, are exempt from lien amnesty.
3. The lien cannot have been previously reduced by the special magistrate under Section 11-3(c) of the Code of Ordinances of the City of Fort Lauderdale.
4. The property owner may not be the respondent in a pending foreclosure instituted by the City.
5. Full and final payment of all fees and costs associated with the Code Enforcement Lien Amnesty Program shall be made no later than ninety (90) days from the date of amnesty approval.
6. The code enforcement lien will not be released by the City until full payment of the amnesty amount of the fines/lien, administrative costs and payment of the administrative fee is received and processed by the City.

SECTION 3. Upon meeting the conditions set forth in Section 2 above, the amount of the code enforcement lien fine reduction shall be eighty-five percent (85%) of the total amount owed on the code enforcement fine or lien plus administrative costs. For all properties, a \$175 non-refundable fee will be assessed for each lien amnesty requested to offset the administrative costs of the Lien Amnesty Program.

SECTION 4. Upon meeting the conditions set forth in Section 2 above, the amount of the code enforcement lien fine reduction shall be fifty percent (50%) of the total amount owed on the code enforcement fine or lien for nuisance violations, repeat violations, noise violations, and properties operating in violation of Article X of Chapter 15 of the Code of Ordinances of the City of Fort Lauderdale. For all properties, a \$175 non-refundable fee will be assessed for each lien amnesty requested to offset the administrative costs of the Lien Amnesty Program.

SECTION 5. Failure to pay the entire lien amnesty amount within the allowable time shall automatically cause the fine or lien amount to revert to the original fine or lien amount and be ineligible for future reduction.

SECTION 6. The City Manager shall not approve, compromise, or settle any code enforcement fine, whether or not it has resulted in a lien on the real property, for which the underlying violation remains uncorrected. The City Manager shall not approve, compromise, or settle any hard costs, including, but not limited to any lot clearing costs, board-up costs, demolition costs or any associated legal fees incurred by the City as a result of a code enforcement case.

SECTION 7. The City Manager, or designee, shall provide an administrative release of lien upon compliance with the requirements set forth in this Resolution.

SECTION 8. The Office of the City Attorney shall review and approve as to form and correctness all documents prior to their execution by City Manager.

SECTION 9. That this Resolution shall be in full force and effect upon final passage and adoption with an effective date of October 1, 2025.

ADOPTED this ____ day of _____, 2025.

Mayor
DEAN J. TRANTALIS

ATTEST:

City Clerk
DAVID R. SOLOMAN

APPROVED AS TO FORM
AND CORRECTNESS:

Interim City Attorney
D'WAYNE M. SPENCE

Dean J. Trantalis _____
John C. Herbst _____
Steven Glassman _____
Pamela Beasley-Pittman _____
Ben Sorensen _____