



CITY OF
FORT LAUDERDALE

Lien Amnesty Program Overview

Community Services Department
June 2, 2026

Key Discussion Points



CITY OF
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- Program Purpose and Operational Framework
- Municipal Comparative Analysis
- Fiscal Year 2026 Amnesty Program Guidelines
- Recommended Program and Policy Considerations

Program Purpose

The City of Fort Lauderdale's Lien Amnesty Program provides a structured mechanism for eligible property owners to resolve outstanding code enforcement liens at a predetermined percentage of the total lien value.

The program is designed to streamline the lien resolution process, improve administrative efficiency, and incentivize timely compliance while converting otherwise uncollectible liens into recovered revenue.

Since its implementation in Fiscal Year (FY) 2023, the program has served as a key tool in advancing compliance and enhancing the City's overall lien recovery strategy.

Program Overview

Goals of the Lien Amnesty Program

- Reduce outstanding Code Enforcement lien balances owed to the City
- Promote voluntary compliance and timely case resolution
- Incentivize prompt correction of code violations
- Enhance administrative efficiency and expedite case closure

Outreach & Engagement Strategies

- Direct notification to eligible property owners
- Coordination with neighborhood associations and promotion through City communication channels
- Strategic use of digital platforms to increase awareness and participation

Lien Amnesty Program Policy Progression

- **2023 – Initial Amnesty Guidelines**
 - Program provided a standard **90% reduction**
 - Established a basic relief framework
 - Focused on encouraging payment and case resolution
- **2025 – Expanded Relief Considerations**
 - Added the ability to consider **additional relief**
 - Included hardship-based review
 - Considered cases where the **lien exceeded property value**
- **2026 – Current Amnesty Framework**
 - Standard reduction decreased to **85%**
 - **Decrease to 50% reduction** for repeat, nuisance, noise, and vacation rental violations
 - Greater emphasis on consistency, documentation, and eligibility review
 - Intended to balance compliance, fairness, and responsible lien resolution

Lien Reduction Program (2015 – 2023)

The Lien Reduction Program, authorized under Section 11-3 of the Code of Ordinances of the City of Fort Lauderdale, allows property owners to settle outstanding code enforcement liens at a reduced rate. These liens arise from fines imposed by the City's Code Enforcement Board or Special Magistrate for violations of City Codes or the Florida Building Code, recorded against the property when violations are not brought into compliance.

Fiscal Year	Properties Addressed	Approximate Total of Property Liens	Reduced Amount Ordered	% Reduction Ordered
2015	83	\$8 million	\$408,000	95%
2016	108	\$14 million	\$587,000	96%
2017	97	\$12 million	\$328,000	97%
2018	123	\$12 million	\$310,000	97%
2019	77	\$9 million	\$404,000	95%
2020	127	\$14 million	\$591,000	96%
2021	133	\$19 million	\$750,000	96%
2022	144	\$11 million	\$770,000	93%
2023	129	\$7 million	\$825,000	88%
Totals	1,021	\$106 million	\$4,973,000	95% (Avg.)

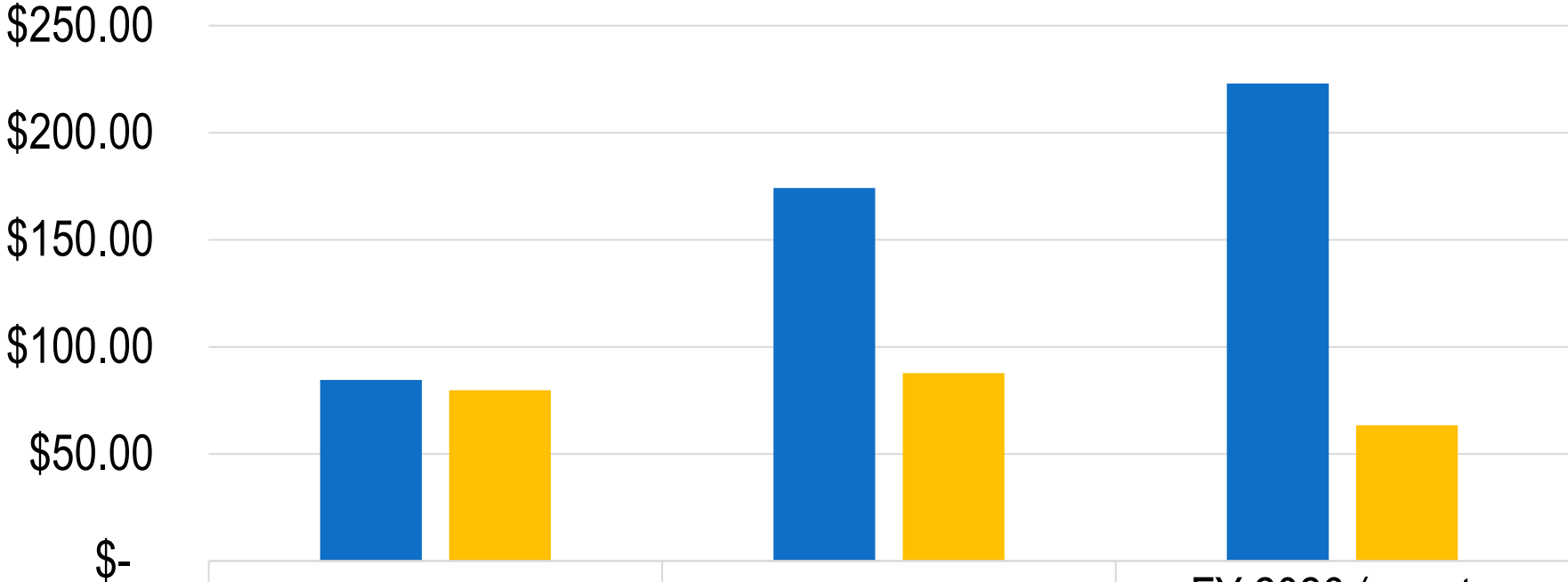
Lien Amnesty Program Results and Impact

Lien Amnesty FY 2024
121 applications approved
\$797,997 collected

Lien Amnesty FY 2025
139 applications approved
\$876,880 collected

Lien Amnesty FY 2026 (to date)
95 applications approved
\$707,148 collected

FY 2024 - FY 2026 Lien Amnesty Overview



■ Lien Total Assessed	\$845,214.00	\$1,741,671.00	\$2,229,167.00
■ Mitigation Total Approved	\$797,997.00	\$876,880.00	\$634,059.00

■ Lien Total Assessed ■ Mitigation Total Approved



Municipal Program Comparison

Municipal Comparison

Municipality	Mitigation Process	Mitigation Policy	Application Cost
Sunrise	Lien Amnesty Program ends September 30, 2026	Lien must be between \$1,000 and \$250,000 Up to 15% reduction No reduction for repeat violations	\$150.00 per property plus \$25.00 additional case
Hollywood	Lien Amnesty Program ends June 30, 2026	100% lien forgiveness. Administrative fees and any hard costs are assessed	\$150.00 per property \$25.00 additional case
Miramar	Special Magistrate	50% reduction	Free
Coral Springs	Special Magistrate	5% reduction – homesteaded properties 10% reduction – all other properties	\$300.00 per case
Miami Gardens	Lien Amnesty – Residential Special Magistrate – Commercial	5% reduction – residential properties 15% reduction – commercial properties	\$82.95 - residential \$262.50 - commercial
Miami Beach	Special Magistrate	Magistrate's discretion	Free
Pembroke Pines	Internal Process	Staff discretion	Free
Fort Lauderdale	Lien Amnesty	85% standard reduction 50% reduction for repeat, nuisance, noise, and vacation rental violations	\$175.00



Recommended Ordinance Revisions to Strengthen the Lien Amnesty Program

Proposed Lien Amnesty Program Revisions

Key Policy Updates:

- **Refined Amnesty Eligibility**

- Amnesty discount adjusted from eighty-five percent (85%) to fifty percent (50%) to strengthen cost recovery and program sustainability

- **Exclusions from Amnesty – Ineligible categories include:**

- Nuisance violations
- Repeat violations
- Noise-related violations
- Vacation rental violations
- Irreparable or irreversible violations
- Commercial, industrial, and income-producing properties

- **Hardship-Based Consideration Only**

- Additional relief limited to verified hardship cases for residential property owners



Questions