



Township of Franklin
202 Sidney Road
Pittstown, NJ 08867-4145
908-735-5215
www.franklin-twp.org

FORECLOSURE & VACANT / ABANDONED PROPERTY REGISTRATION

REGISTRATION FEE MUST ACCOMPANY THE REGISTRATION FORM.

Registration shall remain valid for one year from the date of registration. The creditor shall be required to renew the registration annually as long as the building remains in foreclosure or a vacant and/or abandoned property and shall pay a registration or renewal fee in the amount prescribed in Township Ordinance 2022-07 for each property registered. On each anniversary date of the initial registration, the creditor shall submit a renewal registration fee.

The initial registration fee for each building shall be \$500. If the property is vacant and abandoned pursuant to the definition provided by Ordinance No. 2022-07, then an additional \$2,000 shall be imposed.

Foreclosure & Vacant Property Registration Fee

<u>Type</u>	<u>Fee</u>
Annual Registration	\$500
Vacant and Abandoned	\$2,000

BE ADVISED THAT IN ADDITION TO OTHER RESPONSIBILITIES, CREDITORS OF FORECLOSURE & VACANT/ABANDONED PROPERTIES ARE RESPONSIBLE FOR CONTINUOUS PROPERTY MAINTENANCE, WHICH INCLUDES BUT IS NOT LIMITED TO, ENSURING THAT THE EXTERIOR GROUNDS OF THE STRUCTURE, INCLUDING YARDS, FENCES, SIDEWALKS, WALKWAYS, RIGHT OF WAYS, ALLEYS, RETAINING WALLS, AND ATTACHED OR UNATTACHED ACCESSORY STRUCTURES AND DRIVEWAYS, ARE WELL MAINTAINED AND FREE FROM TRASH, DEBRIS, LOOSE LITTER, AND GRASS AND WEED GROWTH. THE BUILDING MUST BE SECURED FROM UNAUTHORIZED ENTRY AND A SIGN IDENTIFYING THE RESPONSIBLE PARTIES MUST BE AFFIXED. FAILURE TO COMPLY WITH THESE STANDARDS WILL RESULT IN ENFORCEMENT ACTION AGAINST THE CREDITOR.

Refer to Chapter 346 of the Township of Franklin Code Book for additional information and further details regarding property maintenance and foreclosure and vacant/abandoned properties.

The Township of Franklin Code Book is available online at www.franklin-twp.org



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FORECLOSURE & VACANT / ABANDONED PROPERTY REGISTRATION FORM

(Please Print or Type)

Block: _____ Lot: _____

Property Address: _____

PROPERTY OWNER:

Name: _____

Address: _____

Telephone Number & E-mail: _____

CREDITOR/LENDER/LIEN HOLDER/MORTGAGE COMPANY/TRUSTEE:

Name: _____

Address: _____

Telephone: _____ Fax: _____

Contact Name, Telephone Number (Direct Line) & E-mail: _____

PROPERTY MANAGEMENT COMPANY (must maintain offices in the State of New Jersey):

Name: _____

Address: _____

Telephone: _____ Fax: _____

Contact Name, Telephone Number (Direct Line) & E-mail: _____

PROPERTY DESCRIPTION:

Total Number of Residential Units: _____ Number of Stories: _____

Date Property was acquired: _____

1. Is the property:

Foreclosed: _____ Vacant and Abandoned: _____ Secure: _____ Open and Accessible: _____

2. Does the creditor intend to restore the property to productive use and occupancy within the next 12 months?

Yes: _____ No: _____

3. Is the property currently enclosed and/or secured from unauthorized entry (e.g., windows/doors boarded)?

Yes: _____ No: _____

4. Are the utilities ON or OFF?: Electric _____ Water _____ Gas _____

5. Is a sign (minimum 8"x10") affixed to the building specifying the name, address and telephone number of the creditor, creditor's authorized agent and person responsible for daily supervision and management of the building?

Yes: _____ No: _____

An emergency contact person, having the authority to act and respond to the needs of the registered property, must be available on a 24 hour per day, 7 day per week basis.

Emergency Contact Name & 24-Hour Telephone Number (must maintain office or reside in the State of New Jersey):

I CERTIFY THAT THE FOREGOING STATEMENTS MADE BY ME ARE TRUE. I AM AWARE THAT IF ANY OF THE FOREGOING STATEMENTS MADE BY ME ARE WILLFULLY FALSE, I AM SUBJECT TO PUNISHMENT.

CREDITOR'S NAME (PRINTED)

CREDITOR'S SIGNATURE

DATE

Office Use Only:

Registration Fee \$500 _____

Vacant and Abandoned Fee \$2,000 _____

Date Paid: _____

Cash _____

Check _____

Check Number _____