

# Health & Safety Receiverships

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# The Receivership Remedy

A Health and Safety Receivership is a powerful tool available to cities and counties to eliminate substandard properties. The receivership remedy saves time and preserves resources, sending a powerful and positive message to the community.



## IDENTIFY

1

When identifying a nuisance property for intervention, documentation is crucial. Officials will note neighborhood complaints, prior reports, and take photos/videos as support that a danger to the community exists. Property owners are given a chance to remediate.



## APPOINTMENT

2

If the property owner fails to abate the nuisance, a receiver is nominated through court petition. Once appointed, the receiver assumes immediate control of the property, and develops and submits a rehabilitation plan for court approval.



## REHABILITATION

3

Once the plan is approved by the appointing court, work begins to bring the property back into compliance. This can take place through a partial or full rehab, demolition of a severely dilapidated structure, or an as-is sale to a qualified buyer.



## DISCHARGE

4

The receiver is discharged once the work is deemed complete by the court. Safety is restored for the property and the community.



# Legal Procedure For Appointment

- Notice of Violation
- Service and Posting of Notice
- Complete and Thorough Notice & Order
- Reasonable Opportunity to Correct
- Violations Substantially Endanger Public
- Service on all Persons/Entities with Interest in Property
- Noticed Motion/Ex Parte Application to Appoint





# Duties of a Receiver

- Take Control of Property
- Manage Property
- Collect Rent/Pay Expenses
- Obtain Repair/Rehab Estimates
- Relocate Occupants
- Coordinate Payment of City Fees/Costs
- Obtain Funding via Receiver's Certificates
- Supervise Rehab Project Through City Sign-Off
- Work with Owner on Receivership Lien Payoff
- Potential Sale of Property

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RECEIVERS

San Diego | Las Vegas | Reno | Phoenix

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