



## COMMUNITY DEVELOPMENT LIEN AMNESTY PROGRAM

The Community Development Department, Community Enhancement & Code Compliance Division, is responsible for the enforcement of City codes and ordinances to protect the community and maintain property quality standards, while the Building Division is responsible for the enforcement of the Florida Building Code. The Community Enhancement & Code Compliance Division engages in a variety of educational programs, campaigns and activities to assist residents and business owners in maintaining or obtaining compliance with the City Code of Ordinances, with the goal of enhancing the quality of life in our City.

There are instances when compliance is not achieved by property owners, and the City imposes liens on the property through the Special Magistrate. The purpose of the Community Development Lien Amnesty Program (the Program) is to encourage eligible owners to satisfy said liens, by bringing their properties into compliance with both City and Building codes and obtaining a reduction to pay 10% of the lien's face value for residential properties and 15% of the lien's face value for nonresidential properties, plus the costs of lien preparation and recording costs. This Program is in effect from August 1, 2024 through September 30, 2026.

### ELIGIBILITY

In order to be eligible for the Community Development Lien Amnesty Program, applicants must meet the following criteria:

- The property, both residential and nonresidential, must be located within the jurisdiction of the City of Sunrise.
- The applicant must be the current owner of record for the property up through and including the date the lien is satisfied. The source for verification of ownership is the Broward County Property Appraiser (BCPA) records.
- Property owners with multiple Code (City & Building Code) liens on a property must apply for a reduction of each lien on the property simultaneously under the Program.
- Property must be in compliance with the City of Sunrise Code of Ordinances. **All** property violations on the property are to be complied prior to applying.
- Property owners must not have active violations on **any** property owned in the City of Sunrise.
- Each lien must have a minimum face value of \$1,000.00 and must not have been under an Order of Reduction by the Special Magistrate.
- All eligible liens must not exceed a total face value of \$250,000.
- The following liens and fines are **not eligible** in this Program:
  - Liens arising from Unsafe Structures Board actions are not eligible; these liens must be paid in full prior to the property owner applying for the Program.

- Liens arising from Abatement actions, including but not limited to Nuisance Abatement, are not eligible; these liens must be paid in full prior to the property owner applying for the Program.
- Liens arising from the Building Safety Inspection Program are not eligible until all requirements of the Building Safety Inspection Program are satisfied including but not limited to required repairs.
- Liens resulting from Repeat Violations are not eligible.
- Fines imposed for non-consent towing violations, dog bites and solid waste franchise violations are not eligible.
- Utility liens are not eligible.

## **PROGRAM PROCESS & TERMS**

The Community Development Department, Community Enhancement & Code Compliance Division, will be responsible for the Program. The complete Program process is outlined below. In order to participate in the Program owners must meet all eligibility requirements and complete the following steps.

- Property owners shall complete the Community Development Lien Amnesty Program Application and Participation Agreement and submit in person to:

**City of Sunrise**  
**Community Development Department**  
**Community Enhancement & Code Compliance Division**  
 10770 W Oakland Park Boulevard  
 Sunrise, FL 33351  
 954-572-2344

- A non-refundable application fee of \$150.00 for the first lien and \$25.00 for each additional lien must be submitted with the application. Application fee must be paid by cashier's check or credit card.
- The application must include the following documents:
  - a. Proof of ownership (e.g. Deed, Mortgage Statement, BCPA). If owned by a corporation additional documents will be required from Sunbiz.
  - b. Copy of applicant's Driver's License
- Once the application is reviewed the applicant will be notified of the application status and any additional steps required. If found eligible and authorized by the City, the property owner must pay the City of Sunrise by cashier's check received by the Code Compliance Coordinator on or before December 30, 2026 the total sum of the following items: the reduced value of the eligible lien(s) on the property, the unreduced face value of any lien under \$1,000.00, the full amount due for any lien that was reduced by Order of the Special Magistrate, and \$100 per lien for lien preparation, recording and release. The City will then execute and record the Release of Lien(s).

## **AUTHORITY**

The Director of Community Development or designee is authorized to approve the applications and to administratively reduce the amount required to satisfy the eligible lien(s) to 10% of the face value of the lien(s) for residential properties and 15% of the face value of the lien(s) for nonresidential properties, plus the cost of lien preparation, recording and release.