

Ordinance No. 2025- 4837

An Ordinance of the City of Sanford, Florida pertaining to the Code Enforcement Lien Amnesty Program; amending Sections 26-141, and 26-144 of the *Code of Ordinances of the City of Sanford, Florida*; providing for legislative findings; providing for implementing administrative actions; providing for a savings provision; providing for conflicts; providing for severability; providing for codification and providing for an effective date.

Now, Therefore, be it Enacted by the People of the City of Sanford, Florida:

Section 1. Legislative Findings.

(a). The City staff agenda memorandum relating to this matter are hereby adopted as if fully set forth herein.

(b). The City of Sanford has complied with all requirements and procedures of controlling Florida law.

(c). The recitals set forth in Ordinance Number 2011-4251 are hereby adopted, ratified and affirmed as are all resolutions extending the duration of the Code Enforcement Lien Amnesty Program.

Section 2. Amendment to Section 26-141, *City Code*. Section 26-141 of the *Code of Ordinances of the City of Sanford, Florida* is amended to read as follows:

Sec. 26-141. - Program duration; acceptance of applications; application fee; multiple violations.

(a) *Program duration.* Duration of the Code Enforcement Lien Amnesty Program shall terminate on ~~December 31, 2025~~ December 31, 2030, unless extended

Underlined words in this Ordinance shall constitute additions to the current text of the *City Code*, ***** shall constitute ellipses (spaces where current *City Code* provisions are omitted for the sake of the ease of reference), and strike-throughs shall constitute deletions to current text of the *City Code*

by resolution adopted by the city commission; provided, however, that all prior extensions are hereby ratified and affirmed.

(b) *Acceptance of applications.* Property owners applying to the Code Enforcement Lien Amnesty Program must complete a Code Enforcement Lien Amnesty Program application. Applications will be accepted until ~~December 31, 2025~~ December 31, 2030 by the development services, code enforcement division. Applications are available at city hall or online at www.sanfordfl.gov. Completed applications (with application fee) may be returned in person to Development Services, Code Enforcement Division or mailed to City of Sanford Development Services, Code Enforcement Division, Post Office Box 1788, Sanford, Florida 32772.

(c) *Application fee.* Property owners applying to the Code Enforcement Lien Amnesty Program must, in addition to completing a Code Enforcement Lien Amnesty Program application, submit a ~~\$100.00~~ \$250.00 non-refundable application fee.

(d) *Procedure when multiple violations are present.* Property owners with multiple code enforcement liens must apply for a reduction on each lien on the property, separately, yet simultaneously. Where multiple violations are present, each application for lien amnesty shall be subject to an application fee.

(Ord. No. 4251, § 2, 9-26-2011; Ord. No. 4391, § 2, 10-24-2016; Ord. No. 4563, § 2, 8-24-2020)

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Section 3. Amendment to Section 26-144, City Code. Section 26-144 of the *Code of Ordinances of the City of Sanford, Florida* is amended to read as follows:

Sec. 26-144. - Calculation of lien reductions; deadline for payment of reduced lien; consequence of nonpayment of reduced lien by deadline.

- (a) *Calculation of lien reductions based on lien matrix.* Code enforcement liens determined as eligible for reduction will be considered for lien reductions based on the date that the Code Enforcement Lien Amnesty application is received as follows: The lessor of a 50 percent reduction or a maximum payment of ~~\$5,000.00~~ \$7,500.00.
- (b) *General calculation of lien.* Code Enforcement will calculate the amount of the lien and the administrative costs. Under the Code Enforcement Lien Amnesty Program, the amount of the lien will be reduced based on the following: the date that the application is filed with the City; the per diem accrual amount; and the application of the lien matrix, plus a ~~\$400.00~~ \$500.00 administrative costs. The ~~\$100.00~~ \$250.00 application fee will be credited toward the lien payment.
- (c) *Deadline for payment of reduced lien.* The reduced lien amount shall be paid in full within 30 days of the date of approval of the application or the benefits afforded pursuant to the Code Enforcement Lien Amnesty Program shall be automatically denied.
- (d) *Consequence of nonpayment of reduced lien by deadline.* If the reduced lien

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amount is not paid within 30 days from the date of approval of the application, the lien amount will revert to the original lien amount, and the application fee shall be forfeited.

(Ord. No. 4251, § 6, 9-26-2011; Ord. No. 4563, § 4, 8-24-2020)

Section 4. Implementing Administrative Actions.

The City Manager, or designee, and the City Clerk are hereby authorized and directed to implement the provisions of this Ordinance.

Section 5. Savings.

The prior actions of the City of Sanford relating to the code enforcement lien reductions, the Code Enforcement Lien Amnesty Program and matters relating thereto by the City of Sanford are hereby ratified and affirmed.

Section 6. Conflicts.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

Section 7. Severability.

If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word, or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

Section 9. Codification.

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The provisions of Sections 2, and 3 of this Ordinance shall become and be made a part of the *Code of Ordinances of the City of Sanford, Florida* and the Sections of this Ordinance may be renumbered or re-lettered to accomplish such intention and the word "Ordinance", or similar words, may be changed to "Section," "Article", or other appropriate word.

Section 10. Effective Date.

This Ordinance shall become effective on January 1, 2026.

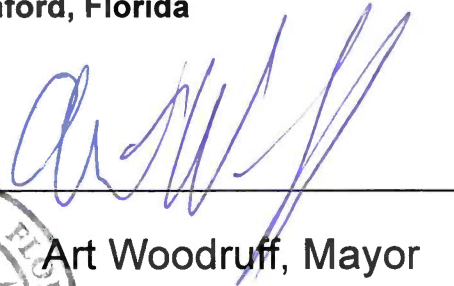
Passed and adopted this 10th day of November, 2025.

Attest:

**City Commission of the City of
Sanford, Florida**



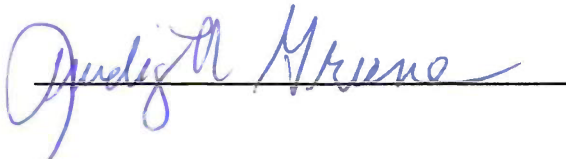
Traci Houchin, MMC, FCRM



Art Woodruff, Mayor

Approved as to form and legal sufficiency





Lindsay N. Greene, City Attorney

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CITY OF
SANFORD
FLORIDA



APPROVED

WS __ RM __ X __
Item No. 7.B

**CITY COMMISSION MEMORANDUM 25-253
NOVEMBER 10, 2025, AGENDA**

TO: Honorable Mayor and Members of the City Commission
PREPARED BY: Anthony Raimondo, Executive Director Development Services
SUBMITTED BY: Norton N. Bonaparte, Jr., ICMA-CM, City Manager
SUBJECT: Code Enforcement Lien Amnesty Program; Ordinance No. 2025-4837

SYNOPSIS:

Requesting to adopt Ordinance No. 2025-4837, amending City Code Ordinance No. 2011-4251, to extend the Lien Amnesty Program.

FISCAL/STAFFING STATEMENT:

There is no fiscal impact regarding this Ordinance.

BACKGROUND:

Effective Code Enforcement is accomplished through various elements of City action including, but not limited to, inspections, notices of violation, Special Magistrate hearings and ultimately the imposition of fines and liens. Code Enforcement fines are most often imposed at a set amount per day by the Special Magistrate. Should the violation not be corrected, the fines continue to accrue daily until compliance is achieved. At times, violators fail to achieve compliance for months or even years. Even when compliance is achieved the violator may fail to pay the fines and liens.

Code Enforcement has the goal of voluntary compliance. On September 12, 2011, the City Commission enacted the Code Enforcement Lien Amnesty Program. The program initially expired on December 31, 2016, however due to the success of the program, it was extended by the City Commission and is now scheduled to expire on December 31, 2025. The program has been successful in providing property owners with an opportunity and motivation to bring their property into compliance with City Code and to rectify outstanding Code Enforcement Liens at a reduced cost.

It is projected that in 2025, the Lien Amnesty Program will cross the 1.5-million-dollar mark in code enforcement fines resolved and collected.

The proposed changes in the Ordinance will increase the application fee from \$100 to \$250, raise the minimum fine resolution from \$5,000 to \$7,500, and extend the Lien Amnesty Program to December 31, 2030.

LEGAL REVIEW:

The City Attorney has reviewed and approved the recommended changes.

The City Commission approved Ordinance No. 2025-4833 on first reading, on October 27, 2025.

The City Clerk published notice of the Public Hearing in the Sanford Herald, on November 5, 2025.

RECOMMENDATION:

It is staff's recommendation that the City Commission adopt Ordinance No. 2025-4837.

SUGGESTED MOTION:

"I move to adopt Ordinance No. 2025-4837.

Attachments: Ordinance No. 2025-4837