
Sec. 13-75. Administrative lien settlement—Partial release of lien.

- (a) In certain circumstances, the City may administratively elect to issue a partial release of lien rather than a full release of a code enforcement lien. For purposes of this section, the term partial release of lien shall mean a release which releases a particular piece of property from the City's recorded code enforcement lien, while retaining the City's right to enforce the lien against other properties owned by the violator in accordance with F.S. Ch. 162. The following circumstances may give rise to the issuance of a partial release of lien rather than a full release of lien:
- (1) If the City's lien was foreclosed;
 - (2) If the City's lien attaches to other properties owned by the violator, and is still secured by the original piece of property; or
 - (3) If the City's lien is recorded against a condominium association or homeowner's association, and attaches to all properties owned within the association, the individual property owner may obtain a partial release of lien instead of a full lien settlement;
- (b) A party seeking a partial release of a code enforcement lien must submit a written application and pay the application fee as determined by the City Commission by resolution, to the City and provide all relevant documentation related to the request for a partial release of lien.
- (c) If the City grants the application, the City shall assess a fee for the preparation and recording of the partial release of line which shall include the City's costs of enforcement, including, without limitation, any charges resulting from City's abatement of health and safety violations on the property and administrative costs, and shall not be mitigated or reduced. The City shall take no action until such time that the City receives payment in full as outlined in the City's response to the partial release application.

(Ord. No. 21-9 , § 2, 3-23-21)