

## Transferring Ownership

Transferring ownership of properties are codified in the Jacksonville Ordinance Code, Title VI – Business Trades and Occupations, Chapter 179.

Sec. 179.104. - Inspection and registration of Defaulted property by Mortgagee holding mortgages in Default.

(g) If the mortgage on a Defaulted property is sold or transferred, within ten days of the transfer or sale, the new Mortgagee shall update the existing registration and shall be responsible for all required renewals and updates during the new Mortgagee's involvement with the Defaulted property. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees and fines accrued during that Mortgagee's involvement with the Defaulted property. The provisions of this section are cumulative with and in addition to other available remedies. Moreover, the Director of the Neighborhoods Department or his or her designee is authorized and empowered to refer the previous Mortgagee's non-payment of previous fees and fines to the Special Magistrate or a court of competent jurisdiction for enforcement.

(h) If the Mortgagee sells or transfers the Defaulted property in a non-arm's length transaction to a related entity or person, the transferee is subject to all the terms of this Chapter, and within ten days of the transfer, shall register the Defaulted property or update the existing registration. The previous Mortgagee will not be released from the responsibility of paying all previous unpaid fees and fines accrued during that Mortgagee's involvement with the Defaulted property. The provisions of this section are cumulative with and in addition to other available remedies. Moreover, the Director of the Neighborhoods Department or his or her designee is authorized and empowered to refer the previous Mortgagee's non-payment of previous fees and fines to the Special Magistrate or a court of competent jurisdiction for enforcement.

(k) Properties subject to this section shall remain subject to the Annual Renewal requirement, and the inspection, security, and maintenance standards of this section as long as the mortgage is under foreclosure or in Default or Defaulted.

(Ord. 2010-327-E, § 2; Ord. 2011-371-E, § 6; Ord. 2013-209-E, § 40; Ord. [2015-340-E](#), § 2; Ord. [2017-665-E](#), § 12; Ord. [2018-104-E](#), § 1)