

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON
ORDINANCE NO. 769

An ordinance amending Ordinance No. 560, relating to sale by contract sale to former owners, of real property acquired by the County through foreclosure of property taxes and declaring an emergency.

(Shaded language is to be deleted; underlined language is new)

Multnomah County ordains as follows:

Section I. Findings.

1. Ordinance 560, as modified by Ordinance 577, provides procedures and standards for sale on contract to certain persons, of real property acquired by the County through tax foreclosure.
2. Section 2.A.1. of Ordinance 560 restricts contract sales to situations where the property is the primary residence of the former owner or the primary location of the former owner's business.
3. The Board is aware that non-profit organizations using tax foreclosed property to provide social services or residential treatment currently do not qualify as repurchasers under the criteria of Section 2.A.1.
4. Allowing contract sale of tax foreclosed property to such non-profit organizations will further important public purposes,

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1 permitting continuation of valuable social programs in the
2 community. This ordinance amendment is designed to authorize
3 such contracts.

- 4 5. The Board is aware that other changes to Ordinance 560 and the
5 procedures for managing and disposing of tax-foreclosed
6 property will be needed. However, the change made by this
7 ordinance has been given top priority in order to permit
8 uninterrupted operation of certain valuable programs operated
9 by non-profit organizations.

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11 Section 2. Amendment

12 Section 2.A. of Ordinance 560 is amended to read as follows:

- 13 A. Former record owners or contract purchasers ("owner"
14 hereafter) of improved real property acquired by the
15 County through tax foreclosure, pursuant to ORS 312.010,
16 may repurchase such property on contract upon satisfying
17 the following standards:

- 18 1. The property must be the primary residence of the
19 owner or the primary location of owner's business;
20 and:

- 21 (a) The primary residence of the owner, or
22 (b) The primary location of owner's business, or
23 (c) Used as an integral part of residential
24 treatment or social services program sponsored
25 by the owner, if the owner is a non-profit
26 organization exempt from federal taxes under

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IRC § 501(C)(3); and

2. The property and any other real property of the owner in Multnomah County has not been foreclosed in the current year or any prior year for nonpayment of taxes; and
3. The owner has not previously defaulted on any repurchase agreement with Multnomah County, requiring cancellation of such agreement; and
4. The owner must demonstrate a present ability to meet the minimum requirements of any contract authorized by ORS 275.190 including a payment of 10 percent of the repurchase price in cash; and
5. The owner must accept in writing the County's offer to enter into any repurchase transaction within ninety (90) days of said offer. Failure to accept shall result in the property being disposed of as provided by law.

Section 3. Emergency Clause

This Ordinance, being necessary for the health, safety, and welfare of the people of Multnomah County, an emergency is declared, and the Ordinance shall take effect upon its execution by the County Chair, pursuant to Section 5.50 of the Charter of Multnomah County.

Adopted this 24th day of June, 1993, being the date of its

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1 first reading before the Board of County Commissioners of Multnomah

2 County



3
4 BOARD OF COUNTY COMMISSIONERS

5 By:

H. G. Giggins
6 H. G. Giggins, Acting Chair

7 REVIEWED:

8 By

Laurence Kressel
9 Laurence Kressel, County Counsel
For Multnomah County, Oregon

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