

## City of Salem

### Lien Forgiveness Program Overview Reposite for Property Owners & Community

**Benefits for Property Owners & Community** 













October 27, 2025

### **Program Overview**

#### Resolution 2025-25

• Establishes a limited duration Lien Forgiveness Program.

### **Objective**

 Authorizes the City's Health Officer to forgive liens for unpaid civil penalties and derelict structure fees if all Property Maintenance Code violations are corrected.



Example of Distressed Commercial Property

Property





**Example of Distressed Residential** 

**Property** 





Neighbor's View of Distressed Residential Property





### Benefits of Lien Forgiveness

## Incentivizes Property Restoration

Encourages
 property owners to
 repair or restore
 properties.

# Promotes Community Livability

 Reduces barriers for property transfers by removing liens on remediated properties.

### Supports Financial Relief

 Helps property owners, especially those on fixed incomes, alleviate financial burdens.



### **Key Issues Addressed**

### Barrier to Rehabilitation

Liens inhibit
 property owners
 from
 rehabilitating
 properties.

### Impact on Property Sales

 Potential buyers deterred by existing liens, affecting property values and community aesthetics.

#### **Public Interest**

 Aligns with goals of Good Governance, Safe and Healthy Community, and Welcoming and Livable Community.



# Program Participation Requirements

- Eligibility: Property owner or lawful authority over property.
- **Application Submission:** Must apply to participate in the program if there are uncorrected property maintenance code violations.
- Compliance Agreement: Agree to correct all Property Maintenance Code violations by June 30, 2026.

### Financial Implications

#### **Current Liens:**

321 liens totaling \$810,104.43 as of August 25, 2025.

#### **Forgiveness Potential:**

72 properties with liens eligible for forgiveness.

#### **Cost Reduction for City:**

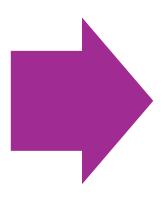
Anticipated decrease in inspections and associated costs.



### Conclusion

#### **Recommendation:**

Adopt Resolution 2025-25 to establish the Lien Forgiveness Program



#### Goal:

Foster community improvement and support property owners in maintaining safe and livable environments.





## Questions?











