



# City of Salem

## Lien Forgiveness Program Overview

### 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



# 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.

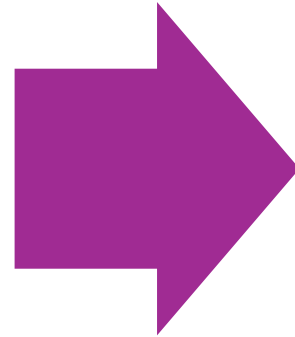
## Cost Reduction for City:

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?

