

RESOLUTION NO. 2026-20

A RESOLUTION CONTINUING A LIMITED DURATION LIEN FORGIVENESS PROGRAM FOR PROPERTY OWNERS WHO CORRECT THEIR PROPERTY MAINTENANCE CODE VIOLATIONS

Whereas, on October 27, 2025, Salem City Council adopted Resolution 2025-25 to establish a Lien Forgiveness Program for property owners who correct all Property Maintenance Code violations on their property; and,

Whereas, since inception of the Lien Forgiveness Program twenty-two (22) of the seventy-eight (78) eligible property owners were incentivized to remediate property nuisance code violations on their properties and applied for the program, and thirteen (13) of the applicants, completed the program by fully rehabilitating or demolishing and removing blighted structures, resulting in the City forgiving forty (40) liens with a total value of two-hundred twelve-thousand dollars (\$212,000); and,

Whereas, the Lien Forgiveness Program has resulted in the rehabilitation of dilapidated, distressed and derelict properties in multiple neighborhoods in Salem; and,

Whereas, continuing the Lien Forgiveness Program beyond the current May 29, 2026, application deadline and the June 30, 2026, sunset date for eligible property owners, will allow more property owners and purchasers to participate in the program, thereby eliminating debt, increasing housing opportunities, and increasing neighborhood livability; and,

Whereas, to complete abatement of all Property Maintenance Code violations, many property owners will need more time than is currently available under City Council's current authorization, and there are six-hundred and five (605) liens on one-hundred and one (101) separate properties remaining in the City Lien Docket qualifying for possible forgiveness under the Lien Forgiveness Program, representing a value of eight-hundred sixty-nine thousand, six-hundred fourteen dollars and nine cents (\$869,614.09) in monetary penalties, fees and interest; and,

Whereas, monetary civil penalties and derelict structure fees are placed in the City Lien Docket where they accumulate penalties, fees, and interest if they are not timely paid; and

Whereas, the City recognizes that longstanding liens may inhibit that ability of property owners to restore, repair, or transfer ownership of distressed structures and premises; and

Whereas, the City Council desires, to continue lien relief to property owners who correct all Property Maintenance Code violations on their property, until Wednesday, June 30, 2027.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALEM, OREGON,
RESOLVES AS FOLLOWS:

Section 1. The City’s Lien Forgiveness Program is continued until Wednesday, June 30, 2027, and the deadline for applications to participate in the program is extended until Friday, May 28, 2027, as set forth in Attachment A.

Section 2. Resolution No. 2026-20 is hereby adopted.

Section 3. Effective Date. This resolution is effective upon adoption.

ADOPTED by the City Council this ____day of _____, 2026

ATTEST:

City Recorder

Approved by City Attorney: _____

Prepared by: M. Nickolds