

Memorandum



Date: July 2, 2014

To: Honorable Lynda Bell
County Commissioner

From: Carlos A. Gimenez
Mayor 

Subject: Squatter Task Force – Update to Directive #130719

The following information is being provided to you as an update on the continued efforts of Miami-Dade Police Department's Squatter Task Force.

The Miami-Dade Police Department (MDPD) established a Squatter Task Force on September 16, 2013, assigned to the Economic Crimes Bureau, to solely address the rising number of "squatters" who are illegally occupying foreclosed/abandoned homes. In an effort to improve coordination with financial institutions, MDPD is working with the Information and Technology Department (ITD) to create a platform that will allow the Squatter Task Force to access the Miami-Dade County Herbert Saffir Permitting Center Regulatory and Economic Resources Foreclosure Registry (RERFR) database. This database has been established to receive and track foreclosures as a result of County Ordinance 08-134.

As required by this ordinance, financial institutions are obligated to register their properties with the RERFR upon the filing of a Lis Pendens for residential properties within unincorporated Miami-Dade County. The platform being developed by ITD will incorporate the RERFR database as a platform to identify, populate, and assist in investigations of squatter fraud incidents.

It is anticipated that the platform providing access to the RERFR database will be completed and functional in its first iteration by late 2014 or early 2015.

The Squatter Task Force continues to handle squatter issues by:

- Investigating complaints from residents suspicious of squatter activity.
- Reviewing Homestead Exemption status of foreclosed properties.
- Conducting training at all MDPD Districts.
- Conducting training with financial institutions and associate organizations
- Performing community outreach via the State Attorney's Office Community Outreach, community action councils, crime watch organizations and homeowner association community meetings.
- Interacting with businesses such as the Miami Association of Realtors, property managements companies, and other property-related organizations.
- Designing door-hanging notices to be distributed in areas of squatter activity.
- Distributing a flyer on how to avoid rental scams.

Should you require additional information, please contact J.D. Patterson, Director, Miami-Dade Police Department, at 305-471-3272.

c: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners
Genaro "Chip" Iglesias, Deputy Mayor
Ed Marquez, Deputy Mayor
J.D. Patterson, Director, Miami-Dade Police Department
Angel Petisco, Director, Information Technology Department