


The following instructions serve as a guide on how to submit electronic Foreclosure Registry Applications through the Department of Regulatory and Economic Resources' web site.

1. Click on the Foreclosure Registry Link, which is: <http://bldgappl.miamidade.gov/foreclosureregistry>
2. On the left-hand side of the screen, please enter the address or the folio number being registered as well as the recorded book and page of the Lis Pendens and click on the "Submit" button. This information will be validated and will display a **RED** error message on the bottom of the page if either the address/folio or the book and page are invalid.



**Welcome to the Department of Regulatory and Economic Resources Foreclosure Registry**

Foreclosure Registration	Overview
<p>Enter address or folio of the property being registered:</p> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Search by Address or Folio</p> <p style="text-align: center;"><input type="radio"/> Address <input type="radio"/> Folio</p> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Book and Page</p> <p>Recording Book number * <input style="width: 100px;" type="text"/></p> <p>Recording Page number * <input style="width: 100px;" type="text"/></p> </div> <div style="text-align: center; margin-bottom: 5px;"> <input type="button" value="Submit"/> <input type="button" value="Reset"/> </div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> <p style="text-align: center;">Not sure if you registered already? Try our <a href="#">Foreclosure Registry Search</a></p> </div> <div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center;">Need to cancel a registration? Try our <a href="#">Registry Cancellation Tool</a></p> </div>	<p>On November 19, 2019, <a href="#">Ordinance No. 19-108</a> was adopted by the Board of County Commissioners. This ordinance was implemented in an effort to avoid diminished maintenance of properties and to prevent conditions that may affect the health, safety and quality of life of Miami-Dade County residents. The ordinance amends sections 17A-18, 17A-19 and 17A-20 of the Code of Miami-Dade County extending the application of the foreclosure registration requirements to non-residential properties in all zoning districts, with the exception of properties with bona-fide agricultural uses in agricultural districts, in the unincorporated areas of Miami-Dade County. Therefore, under this ordinance, the holder or owner of a mortgage or other debt instrument, will be required to register the residential or non-residential properties that meet the specified criteria with the Regulatory and Economic Resources Department, within ten days from the date of the filing of a Lis Pendens or an action to foreclose on the mortgage or other instrument of debt secured by the property. The foreclosure registration fee is \$125.00. In addition, after the initial registration of the real property, a renewal registration will be required every twelve (12) months thereafter until final judgement and a certificate of title is issued in the foreclosure action, or until the foreclosure action and related Lis Pendens is dismissed. Failure to register the property within 10 days of the Filing of the Lis Pendens will result in the issuance of a \$510 citation to include a \$10 surcharge.</p> <p>Upon initial registration and/or renewal registration of the property, the Code Compliance Division of the Regulatory and Economic Resources Department will conduct an inspection of the real property to determine compliance with the provisions of Chapter 17A and Chapter 19 of the Code of Miami-Dade County. This inspection will be conducted to ensure that the property is being maintained to County Code standards and that the residential dwelling or business/commercial structure is secured at all windows and doors. Please note that for real properties where applicable, compliance with the pool barrier requirements under the Zoning Code will be required.</p> <p><b>The inspections for residential properties will be conducted to cover the following:</b></p> <ul style="list-style-type: none"> <li>• Structural condition of the property</li> <li>• Verify whether the windows and doors are secured or boarded up</li> <li>• Verify that the pool has a barrier that meets the Zoning Code standards</li> <li>• Check for junk, trash, abandoned property or solid waste in the property</li> <li>• Maintenance of the lawn/yard - grass, weeds, or non-native undergrowth is not to exceed 12 inches from the ground over 10% of the area</li> <li>• Maintenance of the swale area.</li> </ul> <p><b>The inspections for non-residential properties in all zoning districts with the exception of bona-fide agricultural uses in agricultural districts will be conducted to cover the following:</b></p> <ul style="list-style-type: none"> <li>• Maintenance of the lawn/yard-grass, weeds, or non-native overgrowth is not to exceed 18 inches from the ground over 50% of the area</li> <li>• Maintenance of exterior pedestrian walkways, parking lots, paved areas, egress areas and public right of way</li> <li>• Maintenance of premise lighting in a safe and operable condition</li> <li>• Maintenance of information and directional signs in a safe and visible manner</li> <li>• Exterior Building Surface Maintenance</li> <li>• Maintenance of masonry walls, fences, landscape buffers and entrance features</li> <li>• Check for prohibited display of vehicles for sale or as advertised devices</li> </ul> <p>Please verify the book and page of the Lis Pendens document by visiting the County Recorder's Official Record Search Web Site <a href="http://www.miamidadeclerk.com/courts_recorder.asp">http://www.miamidadeclerk.com/courts_recorder.asp</a></p> <p>For additional information, please call (786)315-2652 or e-mail at <a href="mailto:bneregistry@miamidade.gov">bneregistry@miamidade.gov</a></p> <p><a href="#">Foreclosure Registry Tutorial</a> </p>

If the address ips found to be invalid, you will have the opportunity to enter the folio number of the property that is being foreclosed. When all information is filled in, please click on the “Submit” button. A “reset” button is also available in case you need to clear out the information that has been entered. When the address or folio number and the book and page are validated, you will be taken to the “Register” page.

**8 REGULATORY ECONOMIC RESOURCES**

**Registry for Residential Property Subject to Foreclosure (Ordinance 08-134)**  
Please fill out the information requested below and press the Submit button. Renewable every year within the 30 days of the anniversary of registration.

**Address of the Property to be registered**

Address: 11025 SW 142 LN  
City: Miami State: Florida Zip: 33176  
Folio Number: 30-5019-014-1190

**Lis Pendens Recordation Information**

Book: 28800  
Page: 3892  
Lender / Lien Holder: \*  
Lender Contact Name \*  
Lender Mailing Address \*  
City \* State \* Please select... Zip \*

**Property Management Information**  Check here if no Property Management information is available


Property Manager / Operator \*  
Contact Name \*  
24-hour phone \* ex. 999-999-9999  
Property Management Co. Mailing Address \*  
City \* State \* Please select... Zip \*

**Registration Information**

Property Registered by \*  
Title \*  
Date \*

On the Register page, the address, folio number, and book/page will automatically be populated on the screen. Please enter the remaining information including the Lis Pendens Recordation Information, the Property Management Information (if there is no Property Management information, please place a check mark on the check box located on top of the Property Management section) and the Registration information. Please be advised that all the information requested on this page is required. If any information is not filled in, you will see an error message in **RED**. When all the information is entered, click on the “Submit” button.

When the Registration is submitted you will be taken to a screen which will provide you with a unique process number (beginning with a J). Please print this page for your records and click on one of the links provided in order to pay the fee of \$125.




Your process number is: **J2024125936**.

Thank you for completing the Foreclosure Registration Form. Please print this page for your records.  
Note that this registration will **not** be processed until the amount of \$125 is paid. Once payment is received, an inspection of the property will be scheduled. To submit your payment online, please have the process number(s) ready and select one of the following options:

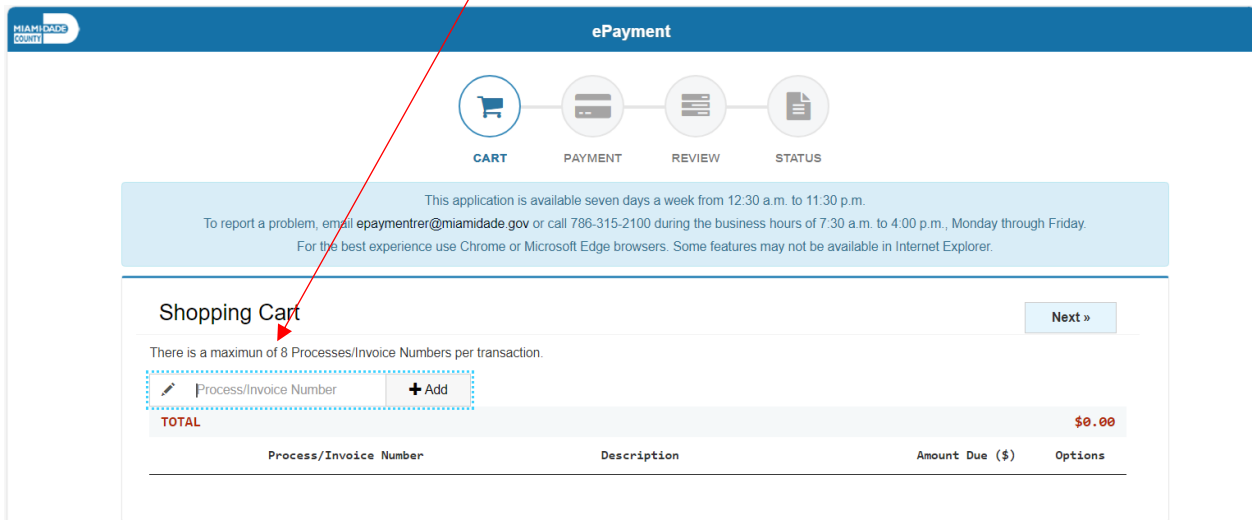
- For payment of a single Foreclosure Registration form, click on this link:  
<https://www.miamidade.gov/Apps/RER/ePayment/Payment/ProcessNumbers>
- For payment of multiple Foreclosure Registration forms (up to eight). If you have all the process numbers ready, click on this link: <https://www.miamidade.gov/Apps/RER/ePayment/Payment/ProcessNumbers> or
- To continue registering for foreclosure properties, please click on this link:  
<http://bldgappl.miamidade.gov/foreclosureregistry/>
- To mail your payment, please record each process number and submit with your check(s) to:  
  
Miami-Dade County  
Department of Regulatory and Economic Resources  
11805 S.W. 26 ST. (Coral Way)  
Cashier's Section  
Miami, FL 33175  
  
Please make check payable to: Miami-Dade County

---

[Home](#) | [Privacy Statement](#) | [Disclaimer](#) | [Using Our Site](#) | [About Us](#) | [ADA Notice](#) | [Phone Directory](#) | [Contact Us](#)  
© 2011 Miami-Dade County. All rights reserved.



Please click the first link which will take you to Miami-Dade County’s ePayment Shopping Cart page. Here, enter the process number (J number) that was provided on the previous page in the “Your process number is” line. There is a maximum of 8 Process/Invoice Numbers per transaction. For multiple payments, you must have all the Process numbers available to enter on this page.



The link to this page is:

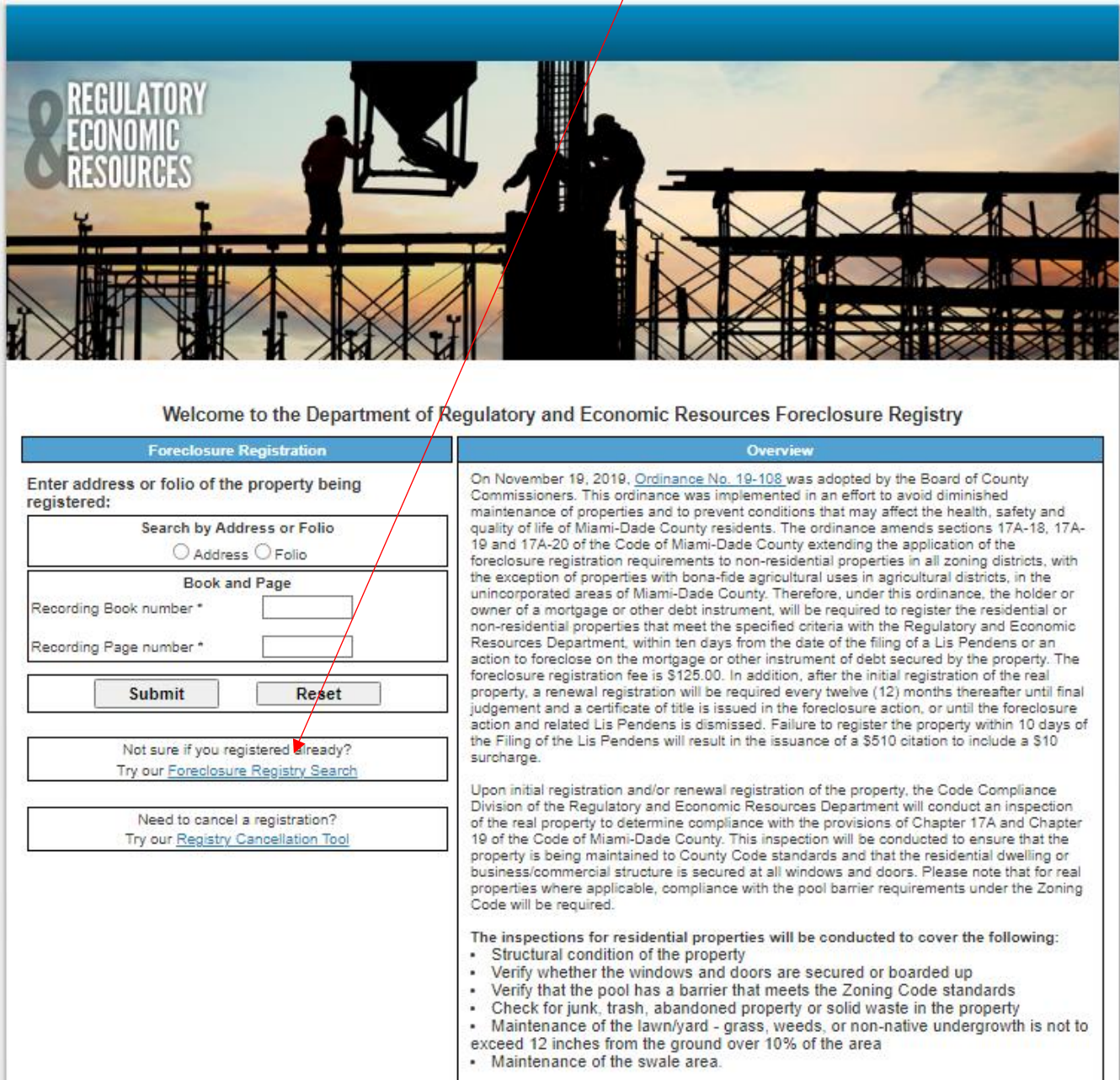
[https://w85exp.miamidade.gov/espWeb/permit/get\\_process\\_number.jsp](https://w85exp.miamidade.gov/espWeb/permit/get_process_number.jsp)

The third link on the page will allow you to register another property by taking you back to the first page. If you need to register another property, please click on the third link which is:

<http://bldgappl.miamidade.gov/foreclosureregistry/>

Once payment is received, the system will automatically schedule an inspection of the property to ensure the property is being maintained to County code standards and that the residential dwelling or business/commercial structure is secured at all windows and doors. Where applicable, for real properties, compliance with the pool barrier requirements under the Zoning Code will be mandatory.

The system also allows you the capability to search for Foreclosure Applications that have been processed in the past by clicking on the Foreclosure Registry Search link that is located on the bottom left side of the main screen.




**REGULATORY & ECONOMIC RESOURCES**

### Welcome to the Department of Regulatory and Economic Resources Foreclosure Registry

Foreclosure Registration	Overview
<p>Enter address or folio of the property being registered:</p> <p>Search by Address or Folio <input type="radio"/> Address <input type="radio"/> Folio</p> <p>Book and Page</p> <p>Recording Book number * <input type="text"/></p> <p>Recording Page number * <input type="text"/></p> <p><input type="button" value="Submit"/> <input type="button" value="Reset"/></p> <p>Not sure if you registered already? <a href="#">Try our Foreclosure Registry Search</a></p> <p>Need to cancel a registration? <a href="#">Try our Registry Cancellation Tool</a></p>	<p>On November 19, 2019, <a href="#">Ordinance No. 19-108</a> was adopted by the Board of County Commissioners. This ordinance was implemented in an effort to avoid diminished maintenance of properties and to prevent conditions that may affect the health, safety and quality of life of Miami-Dade County residents. The ordinance amends sections 17A-18, 17A-19 and 17A-20 of the Code of Miami-Dade County extending the application of the foreclosure registration requirements to non-residential properties in all zoning districts, with the exception of properties with bona-fide agricultural uses in agricultural districts, in the unincorporated areas of Miami-Dade County. Therefore, under this ordinance, the holder or owner of a mortgage or other debt instrument, will be required to register the residential or non-residential properties that meet the specified criteria with the Regulatory and Economic Resources Department, within ten days from the date of the filing of a Lis Pendens or an action to foreclose on the mortgage or other instrument of debt secured by the property. The foreclosure registration fee is \$125.00. In addition, after the initial registration of the real property, a renewal registration will be required every twelve (12) months thereafter until final judgement and a certificate of title is issued in the foreclosure action, or until the foreclosure action and related Lis Pendens is dismissed. Failure to register the property within 10 days of the Filing of the Lis Pendens will result in the issuance of a \$510 citation to include a \$10 surcharge.</p> <p>Upon initial registration and/or renewal registration of the property, the Code Compliance Division of the Regulatory and Economic Resources Department will conduct an inspection of the real property to determine compliance with the provisions of Chapter 17A and Chapter 19 of the Code of Miami-Dade County. This inspection will be conducted to ensure that the property is being maintained to County Code standards and that the residential dwelling or business/commercial structure is secured at all windows and doors. Please note that for real properties where applicable, compliance with the pool barrier requirements under the Zoning Code will be required.</p> <p><b>The inspections for residential properties will be conducted to cover the following:</b></p> <ul style="list-style-type: none"><li>• Structural condition of the property</li><li>• Verify whether the windows and doors are secured or boarded up</li><li>• Verify that the pool has a barrier that meets the Zoning Code standards</li><li>• Check for junk, trash, abandoned property or solid waste in the property</li><li>• Maintenance of the lawn/yard - grass, weeds, or non-native undergrowth is not to exceed 12 inches from the ground over 10% of the area</li><li>• Maintenance of the swale area.</li></ul>

When this link is clicked, the system will take you to the Search screen which looks like this:



**REGULATORY  
ECONOMIC  
RESOURCES**

### Department of Regulatory and Economic Resources Search

Please search for a Registration Application by using only one of the 4 search criteria's below.  
Note: The property to be searched must reside in Unincorporated Miami-Dade County only  
Search results only contain Foreclosure Registry Applications that occurred after 9/13/2010.

1) House number:  Direction:  Street Name:  Street type:  Unit:

2) Folio number (no dashes):


3) Invoice Number:

4) Lis Pendens Book :  Page:

[Click here to register a foreclosure](#)

---

[Home](#) | [Privacy Statement](#) | [Disclaimer](#) | [Using Our Site](#) | [About Us](#) | [ADA Notice](#) | [Phone Directory](#) | [Contact Us](#)  
© 2011 Miami-Dade County. All rights reserved.



You may search by address, folio number, invoice number or Lis Pendens Book and Page. Please only enter one of these search criteria. When the search criteria is entered, click on “Find Registry Case” button.

If the system finds the Foreclosure Registry, it will be displayed on the bottom of the screen. You may click on the J number (located on the first column) in order to see the PDF file which contains all the information pertaining to the given Foreclosure Registry Application, including the case number of the inspection that was assigned to it.

This concludes the process that is required to electronically submit a Foreclosure Registry Application