

4. REGISTRATION OF VACANT AND/OR FORECLOSING PROPERTY;

4. REGISTRATION OF VACANT AND/OR FORECLOSING PROPERTY; DUTY TO PROVIDE WRITTEN NOTICE OF DISTRESSED PROPERTY, FORECLOSURE AND CHANGE OF LOCAL PROPERTY MANAGER (a) Filing of Registration. All Owners of Distressed Property in the Town must initially register such Distressed Property with the Commissioner as provided herein and on forms provided by the Commissioner, if any, within ten (10) days of becoming the Owner of the Distressed Property or within forty five (45) days of the effective date of this Bylaw, whichever is later. (b) Content of Registry Filing. All such registrations must state the correct street number and street name of the Distressed Property, the map, block and parcel number of the Distressed Property, all Contact Information of the Owner, and all Contact Information for the authorized agent of such Owner with regard to such Distressed Property, and shall otherwise be provided in the manner prescribed by G.L. c. 59, § 57D. The mailing address may not be a P.O. Box. If an Owner of Distressed Property does not reside or have a usual place of business in the Commonwealth of Massachusetts, then such Owner's registration shall also include all Contact Information for (1) a person who resides within the Commonwealth of Massachusetts and is authorized to accept service of process on behalf of the Owner and who shall be designated as the Owner's agent for purpose of receiving all notices issued pursuant to this Bylaw, and (2) a Local individual or Local property management company who shall be responsible for the security and maintenance of the Distressed Property as required by this Bylaw. If the Owner or Owner's agent is a corporation, company, trust, association or other entity or organization, then such registration shall also provide all Contact Information of an individual person who has the authority to make decisions and to undertake actions regarding the Distressed Property, including but not limited to decisions and actions related to compliance with the State Building Code and/or State Sanitary Code, work to and rehabilitation of the Distressed Property and all its facilities and improvements, and other maintenance of the Distressed Property. (b) Condition of Distressed Property at Time of Filing. This initial registration and all subsequent annual registrations must also certify that

203

the Distressed Property was inspected and identify whether the Distressed Property is vacant or in Foreclosure at the time of filing the registration. If the Distressed Property is vacant or in Foreclosure at the time of any such registration, then the Owner must provide in the registration form all Contact Information of the Local individual or Local

property management company responsible for the security and maintenance of the Distressed Property as required by this Bylaw. (c) Change of Ownership. In the event the ownership of any Distressed Property changes subsequent to registration, then both the former and current Owner of the Distressed Property shall be jointly and severally responsible to provide to the Commissioner within ten (10) days of the change of ownership written notification of such change in ownership and a completed registration form for the new Owner of the Distressed Property as required above. (d) Change of Contact Information. If any Contact Information of any Owner of Distressed Property or that Owner's agent changes at any time, then such Owner shall submit to the Commissioner a new registration form as required above, setting forth all the Owner's and/or Owner's agent's new Contact Information in the manner required above, together with any applicable fees. (e) Notice of Violation to Apparent Owner. Without limiting the generality of the provisions of this Section 4, if the Commissioner, in the Commissioner's sole judgment, determines that a Property is a Distressed Property and provides to the party appearing to be the Owner of such Distressed Property pursuant to records on file with the Town or otherwise readily available a written notice that such party appears to be the Owner of Distressed Property in the Town and such party is responsible to comply with this Bylaw, then such party must: (a) as the Owner of the Distressed Property, register the Distressed Property with the Town within ten (10) days of the date of such notice and otherwise comply with this Bylaw, or (b) provide to the Commissioner within ten (10) days of the date of such notice evidence satisfactory to the Commissioner that such party is not the Owner of such Distressed Property and any information regarding the new Owner of the Distressed Property that such party may have, including but not limited to all the new Owner's Contact Information. (f) Annual Registration; Expiration. All initial registrations are valid until the earlier of the date that (a) is one calendar year from the date the initial registration is received by the Commissioner at which time such registrations shall expire, or (b) the Owner submitting such initial registration form no longer owns the Distressed Property. Owners of Distressed Property shall file annual registrations every year on or before the date that initial registrations expire. (g) Failure to Register. Failure to register a Distressed Property as required by this Section 4 shall be a violation of this Bylaw. 204

Independent reference excerpt. Consult the official town PDF for authoritative formatting and subsequent amendments.

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