IDEAS TO RESOLVE NON COMPLIANT HOMEOWNER OM&M ISSUES

At the December WAC Meeting, Jill Pahl passed out the following table as a handout showing the areas where EH is seeing problems with non compliance and a few ideas on how to deal with the non compliance in both the experimental and alternative programs.

OM&M	<u>Experimental</u>	<u>Alternative</u>
Complete 5 consecutive sample events	Х	
Maintain OM&M, including paying Service Provider	X*	X
Pay County Fee		X
<u>Options</u>		
Sampling/OM&M	Initial Compliance Letter	Initial Compliance Letter/Invoice
	Follow up Letter	Follow up Letter/Penalty
	Asses Admin Fees	
	Refer to Collections	
	Lien	
<u>Issues</u>		
*Annual Invoice vs 6 month OM&M timing		
Removal from Experimental Program		
County Contract with Service Providers		
Charge Service Providers instead of Homeowners		
Collection on Property Taxes-Unsure	_	
Liens: 1)No Collections until Sold 2) Foreclosures = No Payment		

Additional ideas from the Committee:

- Contractor's Bond ran into trouble when it started leading to supersede what the State was doing.
- Certify Homeowners For non proprietaries certify the Homeowners to do their own monitoring and reporting.
- Sub-Standard Posting If the house is in foreclosure and it is vacant if it was posted as sub standard then there is a possibility of it being taken care of before being sold.
- Put lien on property after we send out contract agent for Placer County to maintain the system.
- Check with assessors to bill property for OM&M. Precede with "notice of action".
- Send letter of enforcement informing homeowners of bill being sent to collections and lien placed on home for Placer County costs.
- It was mentioned that Santa Cruz County puts the fee onto the property taxes for OM&M service if they don't have an active OM&M contract.
- County can record onto title of foreclosed home for payment of OM&M fees.
- Have something recorded saying that prior to close of sale, need to get Environmental Health signoff.