

APPLICATION

Reduction of Lien(s) in Hernando County Florida

Pursuant to **Chapter 2, Article III, Section 2-58 of the Hernando County Code of Ordinances**, it is the legislative intent of the Board of County Commissioner's (BOCC) in adopting this section is to create a mechanism by which the Hernando County may provide property owners with a financial incentive to bring properties with outstanding code enforcement liens into compliance.

On or before April 1 of each year, the BOCC may adopt an enabling resolution implementing Code Compliance Month for the month of May of that fiscal year; and

If the resolution is approved for a given year, you may submit your application for lien reduction to Code Enforcement as early as April 1st but before May 31st. Interest will be calculated in May of the given year.

1. Any individual who owns property that has been liened by the County for a code enforcement violation, and the lien has been established by the Special Master, or has been recorded in the Official Records of Hernando County may make application for a reduction and satisfaction of fifty (50) percent of each qualifying lien (no reduction in interest or recording fees).
2. Separate applications must be submitted for each individual recorded document and a \$30 application and handling fee is due with each application when submitted. Payment instructions are listed below.
3. Once the completed, signed and notarized application and the \$30 fee have been received by Code Enforcement, it will be reviewed for compliance of ordinance criteria. If review results in all application criteria being met, it will be submitted to the BOCC on Agenda in May for reduction and satisfaction of lien.
4. You will be notified by USPS Regular Mail at the mailing address listed on your application. The notice will state the date and time that your application will be presented to the BOCC. You may decide to be present at the meeting, but it is not required.
5. If your application is rejected, you will receive notice by USPS Regular Mail at the mailing address listed on the application. The BOCC's denial of a request for lien reduction is final.
6. If approved at the BOCC meeting, you will be notified by USPS Regular Mail of the payment due.
7. Payment of Lien: Within ten (10) days of approval by the BOCC, you must remit to Hernando County Code Enforcement Department the full amount of the reduced lien, together with the initial recording fees for the lien and the recording fees for the satisfaction of lien, and all interest due. *The BOCC will not issue a satisfaction/release of any lien unless these conditions have been met.*
8. Payments may be made by VISA, MasterCard, American Express, or by mail in the form of a check or money order. Cash payments may be made in person at the address above. Please do not mail cash. Very little cash is kept on premises, so please try to bring correct amount.
9. If you have any questions, please contact the Code Enforcement Department, at 352-754-4056.

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There is a non-refundable application and handling fee of \$30 for each lien due with the application. The application must be received in Code Enforcement between April 1st and before May 31st. Complete a separate application for each lien and submit \$30 with each application.

Please return application and fee of \$30 to: Hernando County Code Enforcement
789 Providence Blvd
Brooksville, FL 34601

Current Owner: MICHELET INNOCENT Phone: 727-967-2942
Mailing Address: c/o JAMES A. BOYKO, ATTORNEY, 2225 CLAREMONT LANE, SPRING HILL
34609

Current Owner: _____ Phone: _____

Mailing Address: _____

Current Owner: _____ Phone: _____

Mailing Address: _____

Current Owner: _____ Phone: _____

Mailing Address: _____

Address of lien property: 7136 CEDAR LANE, BROOKSVILLE, FL 34601

Property Key No. of lien property: R3142220000001000000

Please acknowledge the following provisions by initialing the following:

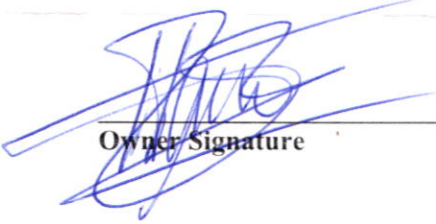
- ☒ I declare that I am the legal owner(s) of the lien property listed above. (Named Owner on the Recorded Lien)
- ☒ I declare that I have not previously had a lien reduced in the past.
- ☒ I declare that the property listed above has been brought into compliance with the requirements of Hernando County Code.
- ☒ I declare that any other properties owned by me, (as owner of the listed property) are in compliance with the Hernando County Code.
- ☒ I agree that if the amount the County has expended to enforce the County Ordinance regarding the listed property exceeds the amount of the lien, I will not be eligible for reduction of my lien.
- ☒ I understand that the reduction is only on the original amount lien and that the accrued interest and any or all recording fees will not be reduced.
- ☒ I understand that the reduced lien amount, together with the full amount of the initial record fees for the lien and the recording fees for the satisfaction of lien, will be due within ten (10) calendar days of the Board of County Commissioners' decision approving the reduction and satisfaction of lien.

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I, or my company, own the following properties in Hernando County and understand they must be in compliance of County Ordinances before the lien reduction will be approved:

Key #: 222-19-2740-
Key #: 0000-0020 Street Address: 18454 LEE AVE, BROOKSVILLE, FL 34601
Key #: _____ Street Address: _____
Key #: _____ Street Address: _____
Key #: _____ Street Address: _____

Attach additional page if necessary to list all properties owned in Hernando County.


Owner Signature

4-20-26
Date

Owner Signature

Date

Owner Signature

Date

Owner Signature

Date

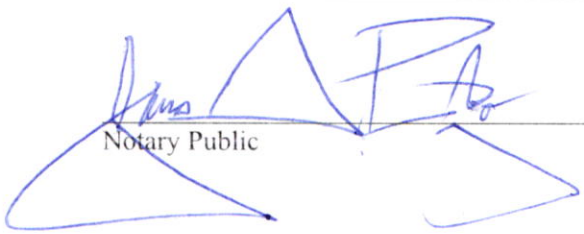
State of Florida

County of Hernando

The foregoing instrument was acknowledged before me this 20th day of April, 2026
by MICHAEL INNOCENT, who is (☒) personally known to me or who (☐) has
produced _____ as
identification.



JAMES A. BOYKO
Commission # HH 748251
Expires December 10, 2029


Notary Public

(NOTARY SEAL)