

iii. Subject to KRS 65.8836, shall take precedence over all other liens, except state, county, school board, and city taxes;

iv. Shall continue for ten (10) years following the date of the non-appealable final order, or mal judgment of the court; and

v. May be forced by judicial proceedings, including an action to foreclose.

b. A copy of the notice of the lien shall be mailed to the owner of the premises. However, the failure to mail the owner or a copy of such notice or the failure of the owner to receive such notice shall not affect the right of the county to enforce its lien for such charges as provided by law.

c. In addition to the remedy prescribed above, the person found to have committed the violation shall be personally responsible for the amount of all fines assessed for the violation and for all charges and fees incurred by the County in connection with the enforcement of the applicable Code of Ordinances.

d. The County Attorney is authorized to bring a civil action for the collection of delinquent liens and other costs incurred by the County, and the County shall have the same remedies as provided for the recovery of a debt. The County Attorney is granted authority to reduce or waive penalties or release a lien upon a showing by the violator of error by the county, insolvency of the violator, or good cause for failure to remedy the violation, or if the County Attorney determines the penalties exceed the value of the property. Good cause shall include, but not be limited to:

(i) Death, in capacity or unavoidable absence of the property owner;

(ii) Circumstances beyond the control of the violator, such as weather, fire or natural disaster, prevented the violator from remedying the violation;

(iii) Remedying the violation within the required time period would have been unreasonable or cost prohibitive.

Failure of a violator to receive a Notice of Violation or Citation shall not be considered good cause, absent a shown by the violator that circumstances beyond his or her control prevented the violator. om receiving the Notice or Citation and that the same circumstances prevented the violator from knowing the violation existed.

The County Attorney is further authorized to make a determination that a lien not be filed if the cost of the lien and collection is greater than the amount of the lien, when intervening in existing litigation is not cost effective or when the lien would not be enforceable as a matter of law. The County A Attorney is also authorized to release any existing liens that meet the above criteria.

e. Lienholder notification system.

Pursuant to KRS 6 . 835 - 65.8836, the county shall obtain and maintain priority over previously filed liens in accordance with the following provisions: