

**ORDINANCE NUMBER 70737**

**BOARD BILL NO. 242 INTRODUCED BY ALDERWOMAN CHRISTINE INGRASSIA,  
ALDERWOMAN SARAH MARTIN, ALDERWOMAN CARA SPENCER,  
ALDERWOMAN CAROL HOWARD, ALDERMAN JEFFREY BOYD**

1 An Ordinance pertaining to enforcement of code violations related to buildings, structures  
2 and premises in the City of St. Louis; partially repealing and amending Section Eleven of  
3 Ordinance 66857 and enacting in lieu of a new sub-section C related to the procedures for the  
4 collection of administrative citation fines in accordance with Sections 479.011 and 67.451,  
5 RSMo; containing a severability clause and an emergency clause.

6 **BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:**

7 **SECTION ONE.** Section Eleven of Ordinance 66857, codified as Chapter 25.33.110 of  
8 the Revised Code of the City of St. Louis, is hereby repealed and enacted in lieu thereof is the  
9 following:

10 **25.33.110-Final decision by Hearing Officer and Authorized Collection Procedures**

11 A. The Hearing Officer may not impose incarceration or any fine in excess of the amount  
12 allowed by the schedule of fines. Any sanction, fine or costs, or part of any fine, other sanction  
13 or costs, remaining unpaid after the exhaustion of, or the failure to exhaust, judicial review  
14 procedures under Chapter 536, RSMo, shall be a debt due and owing the City. ~~and may be~~  
15 ~~collected in accordance with applicable law.~~

16 B. Any final decision or disposition of a code violation by a Hearing Officer shall constitute a  
17 final determination for purposes of judicial review, subject to review under Chapter 536, RSMo.  
18 After expiration of the judicial review period under Chapter 536, RSMo, unless stayed by a court  
19 of competent jurisdiction, the administrative tribunal's decisions, findings, rules, and orders may  
20 be collected in accordance with Section C below. ~~may be may be enforced in the same manner as~~  
21 ~~a judgment entered by a court of competent jurisdiction. Upon being recorded in the manner~~

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1 ~~required by state law or the Uniform Commercial Code, a lien may be imposed on the real or~~  
2 ~~personal property of any defendant entering a plea of nolo contendere, pleading guilty to, or~~  
3 ~~found guilty of a municipal code violation in the amount of any debt due the city under this~~  
4 ~~section and enforced in the same manner as a judgment lien under a judgment of a court of~~  
5 ~~competent jurisdiction.~~

6 **C. Any administrative citation fine issued pursuant to this Chapter that is not paid in**  
7 **accordance with Section 5 may be collected by any of the following methods:**

- 8 **1. The amount of the unpaid administrative citation fine may be certified by the**  
9 **Building Commissioner, or his designated officer, and submitted to the Collector of**  
10 **Revenue for issuance of a special tax bill, to be collected according to applicable law.**
- 11 **2. Any administrative citation fine that remains unpaid for more than one year may be**  
12 **added to the annual real estate tax bill and collected in the same manner and**  
13 **procedure for collecting real estate taxes. If the fines are not paid by the December**  
14 **thirty-one of the year in which the costs and fines are included in the tax bill, the tax**  
15 **bill shall be considered delinquent, and the collection of the delinquent bill shall be**  
16 **governed by the laws governing delinquent and back taxes. The tax bill shall be**  
17 **deemed a personal debt against the owner from the date of issuance, and shall also**  
18 **be a lien on the property from the date the bill becomes delinquent until paid.**
- 19 **3. The amount of the unpaid administrative citation may be enforced in the same**  
20 **manner as a judgment entered by a court of competent jurisdiction. Upon being**  
21 **recorded in the manner required by state law or the Uniform Commercial Code, a**  
22 **lien may be imposed on the real or personal property of any defendant entering a**  
23 **plea of nolo contendere, pleading guilty to, or found guilty of a municipal code**

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1 violation in the amount of any debt due the city under this section and enforced in  
2 the same manner as a judgment lien under a judgment of a court of competent  
3 jurisdiction.

- 4 4. Any other procedure authorized by State law to collect a debt due and owing against  
5 the City.

6 **D. Collected Funds – Building Administrative Fine Fund**

7 The Comptroller of the City of St. Louis is hereby authorized and directed to  
8 establish a Special Account to be known as the Building Administrative Fine Fund in which  
9 all funds received pursuant to this ordinance shall be deposited and such funds shall be  
10 kept separate and apart from all other funds. Such funds are hereby appropriated for the  
11 costs associated with this ordinance. All interest generated on deposited funds shall be  
12 accrued to the Building Administrative Fine Fund Account.

13 **SECTION TWO.** Severability Clause. The provisions of this ordinance are severable.  
14 In the event any provision of this ordinance is determined to be invalid, the remaining provisions  
15 shall not be affected thereby.

16 **SECTION THREE.** Emergency Clause. The passage of this ordinance being deemed  
17 necessary for immediate preservation of the public peace, health and safety, an emergency is  
18 hereby declared to exist within the meaning of Section 20 of Article IV of the Charter, and this  
19 ordinance shall be in full force and effect immediately upon its passage and approval by the  
20 Mayor.

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