

St. Louis City Ordinance 64678

FLOOR SUBSTITUTE

BOARD BILL NO. [99] 31

INTRODUCED BY ALDERMAN FRANCIS SLAY, STEPHEN GREGALI,
KENNETH ORTMANN, ALFRED WESSELS, JR., , KENNETH JONES,
STEPHEN J. CONWAY, JAMES F. SHREWSBURY, DIONNE FLOWERS

An ordinance pertaining to a registration fee for certain buildings and structures; establishing semiannual registration fee of two hundred dollars to be charged to the owner of any parcel of residential property improved by a residential structure, or commercial property improved by a structure containing multiple dwelling units, which is vacant and has been vacant for at least six months, and which is in violation of the building code of the City of St. Louis; authorizing the Building Commissioner to inspect properties which may be subject to such fee and to make the determination as to which properties shall be assessed the fee; authorizing the Building Commissioner to establish a procedure for the collection of the fee; permitting the owner of such property to appeal the determination of the Building Commissioner as to the assessment of the fee; permitting any delinquent fees to be collected in the same manner as delinquent real property taxes; and permitting the fee to be waived if the property is subsequently sold to a bona fide purchaser.

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

SECTION ONE. There is hereby established a semiannual registration fee of two hundred dollars (\$200.00) which shall be charged to the owner of any parcel of residential property improved by a residential structure, or commercial property improved by a structure containing multiple dwelling units, which is vacant and has been vacant for at least six months, and which is in violation of the Building Code of the City of St. Louis.

SECTION TWO. The Building Commissioner or his designee shall inspect any property that may be subject to such registration fee. The inspecting officer shall report his findings and recommendations and the Building Commissioner or his designee shall determine whether any such property shall be subject to the registration fee. Within five business days of such determination, the Building Commissioner or his designee shall notify by mail the owners of property on which the registration fee has been levied at their last known

address according to the records of the office of the Assessor. The property owner shall have the right to appeal the decision of the Building Commissioner to the municipal court within thirty days of such notification. Absent the existence of any valid appeal or request for reconsideration pursuant to Section 3 of this ordinance, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the decision of the Building Commissioner.

SECTION THREE. Within thirty days of the Building Commissioner making such notification, the property owner may complete any improvements to the property that may be necessary to revoke the levy of the registration fee and then may request a reinspection of the property and a reconsideration of the levy of the registration fee by the city. If the Building Commissioner or his designee revoke the registration fee, no such assessment shall be made and the matter shall be considered closed. If the Building Commissioner or his designee affirm the assessment of the registration fee, the property owner shall have the right to appeal the reconsideration decision of the Building Commissioner to the municipal court within thirty days of such decision. Absent the existence of any valid appeal to the municipal court or other court of competent jurisdiction, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the reconsideration decision of the Building Commissioner.

SECTION FOUR. The Building Commissioner is hereby authorized to establish procedures for the payment of the registration fee and penalties for delinquent payments of such fees. Any registration fees which are delinquent for a period of one year shall become a lien on the property and shall be subject to foreclosure proceedings in the same manner as delinquent real property taxes. The owner of the property against which the assessment was originally made shall be able to redeem only by presenting evidence that the violations of the applicable housing code cited by the Building Commissioner have been cured and presenting payment of all registration fees and penalties. Upon bona fide sale of the property to an unrelated party said lien shall be considered released and the delinquent registration fee forgiven.

Legislative History				
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND
05/07/99	05/07/99	PS		
2ND READING	FLOOR AMEND	FLOOR SUB	PERFECTN	PASSAGE

06/11/99			06/18/99	06/18/99
ORDINANCE	VETOED		VETO OVR	
64678				