

1 **BOARD BILL NO. 436**      **INTRODUCED BY ALDERMAN STEPHEN GREGALI**

2           An ordinance pertaining to enforcement of code violations relating to buildings,  
3 structures and premises in the City of St. Louis; amending Ordinance 66857, approved October  
4 17, 2005, by repealing Section 25.33.020 of SECTION TWO of said Ordinance pertaining to the  
5 notice of violations and enacting in lieu thereof a new section pertaining to the same subject  
6 matter; and containing an emergency clause.

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

8 **SECTION ONE.** Section 25.33.020 of SECTION TWO of Ordinance 66857 is hereby repealed  
9 and enacted in lieu thereof is the following:

10 25.33.020 Notice of violation.

11 Whenever the code official determines that there has been a violation of any regulatory code  
12 relating to buildings, structures or premises or has grounds to believe that a violation has  
13 occurred, notice shall be given to the owner or the person or persons responsible therefore in the  
14 following manner.

15 A. Such notice shall:

- 16 1. Be in writing;
- 17 2. Include a description of the real estate sufficient for identification;
- 18 3. Include a statement of the violation or violations and why the notice is being issued;
- 19 4. Include a correction order allowing a reasonable time to make the repairs and improvements  
20 required to bring the dwelling unit, structure **or premises** into compliance with the provisions of  
21 applicable code; and
- 22 5. Inform the property owner of the right to appeal.

1 B. The notice shall be directed to the owner or owners of such building, structure or premise as  
2 recorded most recently in the City of Saint Louis Assessor's Office. The notice shall be served in  
3 one of the following ways:

4 1. Delivered personally to owner or owners; **or**

5 **2. By posting the notice in a conspicuous place in or about the building, structure or**  
6 **premise affected by such notice; or**

7 **3.** By mailing a copy of said notice by regular mail, postage prepaid, direct to the owner or  
8 owner's place of business or the address currently recorded in the Assessor's Office of the City  
9 of Saint Louis; or

10 **a.** If the notice is returned showing that the letter was not delivered, a copy thereof shall  
11 be posted in a conspicuous place in or about the building, structure or premise affected by such  
12 notice.

13 **SECTION TWO.** This Ordinance, being deemed necessary for the immediate preservation of  
14 public health, safety and welfare, is hereby declared to be an emergency measure and shall  
15 become effective immediately upon its approval by the Mayor.