

BILL NO. 2230

ORDINANCE NO. 2046

AN ORDINANCE ESTABLISHING LANDLORD REGISTRATION BY AMENDING
CHAPTER 500 (BUILDINGS AND BUILDING REGULATIONS) BY ADDING A
NEW ARTICLE IV TITLED LANDLORD REGISTRATION

WHEREAS, certain properties and structures within the city limits have become a problem because of their dilapidated, unsafe and unsightly conditions,

WHEREAS, many of the aforementioned problem properties and/or structures are owned or controlled by absentee landlords/owners,

WHEREAS, these problem properties are and will be a health and safety issue for residents of the city,

WHEREAS, the city's Code enforcement officer cannot adequately perform the essential functions of his/her job without knowing the name, address and phone number of the landlord/owner when conditions exist that violate city ordinance(s),

BE IT ENACTED BY THE COUNCIL OF THE CITY OF VALLEY PARK,
MISSOURI, AS FOLLOWS:

Section 1. The City Code, Chapter 500, is hereby amended by adding one new article to read as follows:

Article IV, Landlord Registration

Section 500.150 Definitions. As used in this Article, the following terms shall have the meanings:

(a) "landlord" any person, partnership, or corporation who, singularly or in conjunction with others, rents or leases, or continues to rent or lease, any residential real property or offers residential property for rent or lease.

(b) "unit" means a self-contained residential home or apartment (or functionally similar structure) whether or not attached to or incorporated into any other structure.

Section 500.160 Registration Required. No person shall rent, lease or offer to rent or lease, any residential rental property located within the City of Valley Park, unless prior to doing so that person has registered as a Landlord. In the event any Landlord acquires additional residential rental property, or any person becomes the owner of residential rental property, they shall register the additional property within thirty (30) days of acquiring title. Any person required to register as a landlord shall only be required to do so once, but shall file a new registration in the event that any information in the original registration has changed or if any properties are added or transferred.

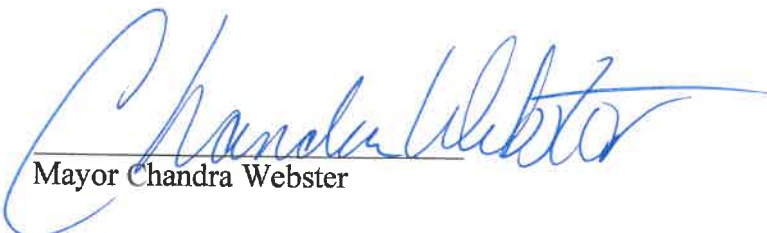
Section 500.170 Registration Process:

- (a) There shall be no fee for the landlord to register;**
- (b) The Landlord shall fill out a registration form prepared by the City which indicates :**
 - i. All of the residential rental property owned by property address;**
 - ii. The number of units at each property address;**
 - iii. The name, address, telephone number and email address of the owner(s);**
 - iv. The name, address, telephone number, and email address of the property manager, if any;**
 - v. The name, address, telephone number, and email address (if the landlord has an email address) of a person who may be contacted in case of an emergency or if a violation of this code is alleged. Such person must be a resident of the City of Valley Park or reside within twenty (50) miles of the property. Such person may be an owner or the property manager.**

Section 500.180 Penalty for Failure to Register. Any person who fails to register, or renew a registration within thirty (30) days of being required to do so, for one or more properties, shall be guilty of an ordinance violation and shall be fined not less than \$25.00 per day. Each subsequent day shall be considered a separate violation. Prior to charging any person with violating this section, the City Prosecutor or his designee shall notify the accused of the violation and give the accused ten (10) days to register, if the accused shall register within the said ten (10) days then this shall be a complete defense to the charge.

Section 2. This Ordinance shall become effective from and after its passage and approval by the Mayor.

PASSED AND APPROVED BY THE BOARD OF ALDERMEN THIS 21 DAY OF January, 2020.


Mayor Chandra Webster


To approve Bill # 2230

Motioned: Ald. Halker
Seconded: Ald. White

	Aye	Nay		Aye	Nay
Reynolds	—	—	Rauls	<u>X</u>	—
Halker	<u>X</u>	—	Rose	<u>X</u>	—
Walker	<u>X</u>	—	Young	<u>X</u>	—
White	<u>X</u>	—	Bowen	—	<u>X</u>

Absent: Ald. Reynolds

ATTEST:


Dusty Hosna
City Clerk