

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF LAKE SAINT LOUIS, TITLE V. BUILDING CODE, SPECIFICALLY PROVIDING FOR THE REOCCUPANCY INSPECTION OF DWELLING UNITS UPON TRANSFER OF OWNERSHIP.

Be it ordained by the Board of Aldermen for the City of Lake Saint Louis, Missouri as follows:

SECTION 1. That Chapter 525 of the Lake Saint Louis Municipal Code be amended to require inspection, completion of remedial work necessary to assure compliance with property maintenance and other applicable codes of the City, and the issuance of Certificates of Occupancy of all Dwelling Units upon proposed change of occupancy. (Proposed additions of text to Chapter 525 are shown in bold-faced type and highlighted; deletions to Chapter 525 are shown in stricken-out type.)

CHAPTER 525: MINIMUM STANDARDS OF MAINTENANCE FOR RENTAL DWELLING UNITS

SECTION 525.010: PURPOSE AND APPLICATION

This Chapter is adopted to protect the public health, safety and welfare of the community of residents of the City of Lake Saint Louis in their use of all residential structures ~~which are offered for rent or lease~~, and on all premises, exteriors and buildings accessory to these structures, thereby deterring neighborhood blight and deterioration. Further, this Chapter is intended to prevent the construction of additions or alterations to existing dwelling units ~~being offered for rent or lease~~ that would be injurious to the life, health, safety or general welfare of the occupants of such dwellings or neighboring properties and to preserve the taxable value of land and buildings throughout the City. This Section shall be applicable to all residential properties in the City ~~that are rented or leased, which shall be defined as any residential dwelling unit or such other residential building or structure wherein the owner or owner's agent allows an individual or individuals to occupy space while charging a fee for the privilege of occupying said space.~~ All areas of the residential dwelling unit to which the **an owner**, lessee or renter has the right of use or access shall be subject to inspection for compliance with the applicable codes and ordinances of the City. This Section shall not apply to any occupancy in existence at the time of the adoption of this Section until a change of occupancy occurs.

**SECTION 525.020: MINIMUM SAFETY AND MAINTENANCE STANDARDS FOR DWELLING UNITS**

For purposes of this Chapter, the standards of maintenance specified in the Revised Ordinances of the City of Lake Saint Louis and the version of the International Property Maintenance Code most recently adopted as part of the Comprehensive Building Code for the City of Lake Saint Louis shall be considered minimum standards for existing residential structures in the City of Lake Saint Louis.

**SECTION 525.030: ENFORCEMENT OFFICIAL**

It shall be the duty and responsibility of the City's Chief Building Official or his designated representative to enforce the provisions of this Chapter.

**SECTION 525.040: INSPECTIONS AUTHORIZED**

The Chief Building Official or his designee is authorized and directed to make inspections to determine whether residential structures ~~being offered for rent or lease,~~ including, without limitation, dwellings and dwelling units, accessory structures and premises located within this City, conform to the requirements of the property maintenance and other codes and ordinances enacted to provide for the safety and appearance of structures and premises. For the purpose of making such inspections, the Chief Building Official or his duly authorized designee is authorized to enter, examine and survey, at reasonable times, all structures. The owner or occupant of every structure shall give the Chief Building Official or his duly authorized designee access thereto at reasonable times for the purpose of such inspection, examination and survey.

**SECTION 525.050: CERTIFICATE OF OCCUPANCY REQUIRED**

It shall be unlawful for any person, owner or agent thereof to occupy or use, or to permit the occupancy or use of, any **residential** structure ~~or premises which is offered for rent or lease,~~ **including, without limitation, dwellings and dwelling units, accessory structures and premises,** for any purpose until a Certificate of Occupancy has been issued by the Chief Building Official. The Certificate of Occupancy so issued shall state that the structure or premises complies with all of the provisions of this code as far as can be determined by a visual inspection of the premises.