

BILL NO. 2024 - 45

ORDINANCE NO. 1752

**AN ORDINANCE OF THE CITY OF PAGEDALE, MISSOURI, MODIFYING SECTION 520.080 OF THE PAGEDALE MUNICIPAL CODE.**

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMAN OF THE CITY OF PAGEDALE, MISSOURI, AS FOLLOWS:**

**WHEREAS**, it is important to maintain the health, safety, welfare, and aesthetic beauty of the City of Pagedale, Missouri.

**Section 1.** Section 520.080 with regard to abandoned residential properties currently states as follows:

**Section 520.080 Fees.**

The fees for registering an abandoned residential property shall be set by resolution of the Board of Alderpersons.

**Section 2.** Section 520.080 of the City of Pagedale Municipal Code shall hereby be modified to read as follows, effective immediately:

**Section 520.080 Semi-Annual Registration Fee**

1. The semi-annual (every six months) fee for registering vacant and/or abandoned residential property shall be \$200.00. Additionally, if any residential property, registered or not, is abandoned and/or vacant and/or continues to be abandoned and/or vacant the City shall impose an additional \$200.00 fee and/or penalty on the property for every six (6) months it remains abandoned and/or vacant. Additionally, any other section of the City municipal code including but not limited to the City's general penalty, liens and City court procedures, may utilized to enforce this Section. For the purposes of this code section, "vacant" shall be defined as a building or structure that is not legally occupied, for whatever reason, for longer than 90 days.
2. **Owner Responsible.** It shall be the joint and several responsibility of each owner of property registered pursuant to this Chapter to pay the semiannual registration fee.
3. **Accrual Of Fee.** The registration fee shall begin to accrue on the beginning of the second calendar quarter after registration of the property with the City of Pagedale or reconsideration by the city inspector and/or building commissioner; however, in the event that an appeal is filed with the Municipal Court, the registration fee shall begin to accrue on the beginning of the second calendar quarter after the final decision of the

Municipal Judge or court of competent jurisdiction.

4. **Billing Procedures — Late Penalties.** The City Clerk shall cause to be mailed to the owner of property registered under this Chapter, at his or her last known address, a bill for the semiannual registration fee. The fee shall be due and payable within thirty (30) days of mailing. In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property within thirty (30) days of the date of mailing, a late payment fee of twenty-five dollars (\$25.00) per month shall be assessed for each month during which the fee remains unpaid.
5. **Failure To Pay Fee Unlawful.** It shall be unlawful for any owner of property registered pursuant to this Chapter to fail to pay the registration fee imposed for such property. Any person found guilty of failing to pay any required fee shall be punished as provided in the general code penalty (section 100.220) of the City of Pagedale City Code.
6. **Collection Of Delinquent Fees — Lien On Property And Other Effects Of Delinquent Fees — Foreclosure Proceedings.**
  - a. **Action To Recover.** In addition to any other penalties provided by law, the City may initiate and pursue an action in a court of competent jurisdiction to recover any unpaid fees, interest and penalties from any person liable therefor and, in addition, may recover the cost of such action, including reasonable attorney fees.
  - b. **Lien On Property.** Any unpaid or delinquent fees, interest and/or penalties, whether or not reduced to judgment, shall constitute a lien against the property for which the fee was originally assessed until the same shall be fully satisfied. The Director of Finance and/or the City Clerk is authorized to take all steps necessary to file and perfect such liens as may be required or directed by the Director/Clerk from time to time.
  - c. **Obtaining Permits Prohibited.** In addition to any other penalties provided by law, if an owner fails to pay the fee assessed for such property, including any late payment fee subsequently imposed within sixty (60) days of the date of mailing of the initial bill, said owner shall not be permitted to apply for, obtain or renew any City license or permit of any kind until such delinquency has been satisfied.
  - d. **Foreclosure.** Any registration fees which are delinquent for a period of one (1) year 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 the property only by presenting evidence that the violation of the applicable housing code cited by the Director has been cured and presenting payment of all registration fees and penalties.
  - e. **Sale Of Property.** Upon bona fide sale of the property to an unrelated party, the lien on such property for the registration fees shall be considered released and the delinquent registration fee forgiven.



Section 3. This ordinance shall be in full force and effect from and after its passage by the City Council and Approval by the Mayor and any ordinance in conflict therewith is null and avoid.

PASSED AND APPROVED THIS 8 day of Feb, 2024.

  
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Mayor

ATTEST:

  
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City Clerk