

ORDINANCE NO. 1754

**AN ORDINANCE OF THE CITY OF PAGEDALE, MISSOURI, MODIFYING SECTION 520.040 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 520.040 of the City of Pagedale Municipal Code currently states as follows:

**A.** Any beneficiary/trustee who holds a deed of trust on a property located within the City of Pagedale, Missouri, shall perform an inspection of the property that is the security for the deed of trust, upon default by the trustor, prior to recording a Notice of Default with the St. Louis County Recorder's office. If the property is found to be vacant or shows evidence of vacancy, it is, by this Chapter, deemed abandoned and the beneficiary/trustee shall, within ten (10) days of the inspection, register the property with the City of Pagedale and St. Louis County on forms provided by the City.

**B.** If the property is occupied but remains in default, it shall be inspected by the beneficiary/trustee, or his designee, monthly until:

1. The trustor or other party remedies the default; or

2. It is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the trustee shall, within ten (10) days of that inspection, register the property with the City of Pagedale and St. Louis County on forms provided by the City.

**C.** In either case the registration shall contain the name of the beneficiary/trustee (corporation or individual), the direct street/office mailing address of the beneficiary/trustee (no P.O. Boxes), a direct contact name and phone number for the beneficiary/trustee and, in the case of a corporation or out of area beneficiary/trustee, the local property management company responsible for the security, maintenance and marketing of the property. Registration fees will not be prorated.

**D.** An annual registration fee shall accompany the registration form. The fee and registration shall be valid for the calendar year, or remaining portion of the calendar year, in which the registration was initially required. Subsequent registrations and fees are due January first (1st) of each year and must be received no later than January thirty-first (31st) of the year due.

E. This Section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.

F. Properties subject to the Chapter shall remain under the annual registration requirement, security and maintenance standards of this Section as long as they remain vacant.

G. Any person, firm or corporation that has registered a property under this Chapter must report any change of information contained in the registration within ten (10) days of the charge.

**Section 2.** Section 520.040 of the City of Pagedale Municipal Code shall hereby be modified to read as follows, effective immediately:

A. Any beneficiary/trustee who holds a deed of trust on a property located within the City of Pagedale, Missouri, shall perform an inspection of the property that is the security for the deed of trust, upon default by the trustor, prior to recording a Notice of Default with the St. Louis County Recorder's office and the City of Pagedale. If the property is found to be abandoned or vacant or shows evidence of vacancy (vacancy being defined as being vacant for longer than 90 days), it is, by this Chapter, deemed abandoned and the beneficiary/trustee shall, within ten (10) days of the inspection, register the property with the City of Pagedale and St. Louis County on forms provided by the City.

B. If the property is occupied but remains in default, it shall be inspected by the beneficiary/trustee, or his designee and the inspector for the City of Pagedale, monthly until:

1. The trustor or other party remedies the default; or

2. It is found to be vacant or shows evidence of vacancy at which time it is deemed abandoned, and the trustee shall, within ten (10) days of that inspection, register the property with the City of Pagedale and St. Louis County on forms provided by the City.

C. In either case the registration shall contain the name of the beneficiary/trustee (corporation or individual), the direct street/office mailing address of the beneficiary/trustee (no P.O. Boxes), a direct contact name and phone number for the beneficiary/trustee and, in the case of a corporation or out of area beneficiary/trustee, the local property management company responsible for the security, maintenance and marketing of the property. Registration fees will not be prorated.

D. A semi-annual registration fee of \$200.00 as referenced in section 520.080 of the City of Pagedale municipal code shall accompany the registration form. The fee and registration shall be valid for six (6) months, or remaining portion of the calendar year, in

which the registration was initially required. Subsequent registrations and fees are due every six (6) months thereafter.

E. This Section shall also apply to properties that have been the subject of a foreclosure sale where the title was transferred to the beneficiary of a deed of trust involved in the foreclosure and any properties transferred under a deed in lieu of foreclosure/sale.

F. Properties subject to the Chapter shall remain under the semi-annual registration requirement, security and maintenance standards of this Section as long as they remain vacant or abandoned.

G. Any person, firm or corporation that has registered a property under this Chapter must report any change of information contained in the registration within ten (10) days of the charge.

**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