SECTION 510.050: CERTIFICATE OF OCCUPANCY REQUIRED -- CONTENTS -- MOVING REGULATIONS

A. No person shall move into or occupy or attempt to move into or occupy a residence in the City of Pine Lawn without an appropriate occupancy permit issued and available for immediate inspection by any Pine Lawn Officer or official during the moving-in process.

B. No person shall be permitted to move into a residence to take up occupancy on a weekend or other non-regular business day without specific written permission for such an off-hours move-in from the Clerk. Such permission shall be provided to any Police Officer of the City of Pine Lawn for immediate inspection upon request.

C. Violation of this Section shall be an offense against the City of Pine Lawn for which an arrest may be made and is punishable by a fine of five hundred dollars ($500.00). (CC 1991 §515.050; CC 1970 §11-5; Ord. No. 382 §23, 10-28-68; Ord. No. 859 §§II--IV, 11-12-01)

SECTION 510.055: OCCUPANCY PERMITS BASED ON THE GENDER AND AGES OF PERSONS SHARING ROOMS IN A RESIDENCE

A. No occupancy permit shall be issued with respect to any residence with respect to which there are inadequate bedrooms to meet the needs of the occupants as determined by their genders and ages as elaborated upon in Subsection (B) hereof.

B. In applying Subsection (A) hereof, the following standards shall apply, and a failure to meet those standards shall result in a finding of an inadequate number of bedrooms to meet the occupants' needs, and thus the denying or withholding of an occupancy permit.

1. At least one (1) bedroom shall be required for every two (2) adults (at or over the age of eighteen (18) years) living in the same residence;

2. At least one (1) bedroom shall be required for every gender of children (over the age of five (5) years and under the age of eighteen (18) years) among the occupants in the same residence (such that, if there is a female child and a male child, there must be at least two (2) bedrooms in the residence);

3. There must be adequate bedrooms in the residence so that no child at or over the age of five (5) years need share a bedroom with an adult and no child at or over the age of five (5) years need share a bedroom with another child of the opposite gender.

C. This Section's requirements are in addition to, and shall not excuse compliance in any way with, the existing ordinances regarding the spacing, square footage and bedroom size per

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At the time of you application, we are asking you to take a few minutes to read through some ordinances on Occupancy. If you think there may be a problem, please ask the clerks for help In a complete understanding. " Guide To Being A Good Neighbor" is very important to us as citizens of Pine Lawn and we would like for you to read both sides and sign the back sheet. After the application is approved by the Building Commissioner, a copy will be provided for your records along with trash information. All trash accounts stay in the owners name, and it will be between the homeowner and tenant to make payment arrangements

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person that the City currently maintains.

D. No residence shall in fact be occupied in a manner inconsistent with the spirit or intent of this Section, and the occupants and owner of any residence that is so occupied in violation of the spirit or intent of this Section shall immediately forfeit the occupancy permit applicable to said residence, as well as be fined up to five hundred dollars ($500.00). (Ord. No. 898 §§I--IV, 9-20-04)

SECTION 510.057: PERSONS WHO OCCUPY A RESIDENCE FOR A PERIOD IN EXCESS OF FOURTEEN DAYS REQUIRE AN OCCUPANCY PERMIT

A. No person shall occupy a residence within the City of Pine Lawn, Missouri for a period in excess of fourteen (14) days who does not appear on the residential occupancy permit for said residence. Further, no person shall allow another to reside within their residence for a period in excess of fourteen (14) days without first adding said individual on to their occupancy permit.

B. Anyone found to have violated this Section shall be subject to a fine up to one thousand dollars ($1,000.00) and/or imprisonment of ninety (90) days. (Ord. No. 2010-22 §§1--2, 6-14-10)

SECTION 510.060: FALSE STATEMENTS IN APPLICATION FOR CERTIFICATE OF OCCUPANCY

It shall be unlawful for any person to knowingly make any false statement in his/her application for a certificate of occupancy as to the names, ages, relationship or number of occupants who will occupy the premises. (CC 1991 §515.060; CC 1970 §11-6; Ord. No. 382 §23, 10-28-68)

SECTION 510.065: BOARD MAY REVOKE RESIDENTIAL OCCUPANCY PERMITS FOR CAUSE

A. *Nuisance Defined.* A nuisance is an unreasonable or unlawful use of property which results in material annoyance, inconvenience, discomfort or damage to another person or to the public. If any violation of the City local plumbing, electrical, fire and other safety codes, structural inadequacy, or the presence of a nuisance is brought to the attention of the Code Enforcement Officer and/or Police Chief, he shall notify the permit holder. If the violation is not corrected within a reasonable time (to be determined by the Code Enforcement Officer), he/she shall notify the Board of Aldermen in writing.

B. Upon notification by the Code Enforcement Officer or Police Chief that one (1) or more of the above violations continue to exist, the Board of Aldermen will notify the permit holder at the above recorded address as well as the owner of the property, if different from the permit holder, that since the violation has not been corrected, the permit will be subject to revocation at a public hearing of the Board of Aldermen. Date of the hearing will be set to give the permit holder enough time to arrange to attend the hearing or to acquire representation, that is, at least ten (10) days from the date of notification. If the permit holder or his/her representative fails to appear or appears at the specified hearing but fails to show cause why the permit should not be revoked, the permit will be revoked by a majority vote of the Board of Aldermen effective twenty-one (21) days after the hearing. After revocation of the occupancy permit, the permit holder and/or the property shall be cited if any person continues to occupy the structure. The occupancy permit may be reinstated by a majority vote of the Board when the Code Enforcement Officer and/or Police Chief informs the Board in writing that the violation and/or nuisance has been abated. (Ord. No. 2008.42 §§1--2, 2-11-08)