

April 2023

**Special points of interest:**

- **Squatters in St. Louis County? What to do?**
- **Maintaining interest in your properties is key.**
- **Next Meeting**

**Ordinance focus**

- **Business Permits**

**Member count:**

**259**

**Next Meeting**

- **May 4th, 2023—12PM—2PM at Jennings Community Center located at 8720 Jennings Station rd. St. Louis MO 63136**



**ELSLC**  
ETHICAL LANDLORDS OF  
ST. LOUIS COUNTY

**Squatters Torment Homeowners**

<https://www.foxnews.com/us/squatters-torment-homeowners-across-u-s-with-no-resolution-sight-problem>

Take a moment to click on the link and read this recent news story of a couple who purchased a house in Maryland, only to have squatters beat them to moving inside!

You may think, “ Oh, yet another story on squatters, but this won’t happen to me, not here in St. Louis County. I own a home in a decent block and I’ll never have to be concerned this could happen to me.”

This can and IS absolutely happening here in St. Louis County. Of the many cases the St. Louis County Problem Properties Unit have seen, over the past couple of years

they share one variable in common:

The owner, or mortgage company who owns the home stopped showing an interest in the home. In other words: finders keepers, losers weepers.

To protect yourself from being a victim, you must maintain an interest in your properties by physically checking on them and maintaining them. If you physically cannot do this, then you must hire a management company to do this for you. The important thing here is maintaining interest.

I realize all members of the ELSLC do a stupendous job at maintaining and keeping an inter

est in your properties. You may however find yourself in a situation involving squatters during the process of purchasing a new home or taking over property management from someone else. What ever the case may be, stay calm, stay positive, be smart and utilize your resources. Many of these cases are civil; however, the St. Louis County Police Department can and will assess these situations. Utilizing the enforcement of criminal law to remedy the situation may be a solution.

**Next Meeting**

Vinebrook Homes along with the city of Jennings will be hosting our next meeting, May 4th, 2023 12PM—2PM at the Jennings Community Center. Come on out and enjoy a FREE lunch with other members of the ELSLC.

**Monthly Ordinance Focus— 602.060— Permits—Certain Businesses.**

602.060 - Permits—Certain *Businesses*.

—The Director of Health is authorized to issue permits to owners or operators when such comply with reasonable regulations for the conduct of such *business* and occupations to prevent the occurrence of public health nuisance which may include registration and statement of the methods or conditions to be employed in their operation or maintenance, for food vending trucks, water hauling, septic tank cleaning and disposal of water, garbage, offal and rubbish disposal and hauling, dumps, the *business* of keeping animals or fowl or reptiles, except usual farm animals and fowl.

If your tenant has customers coming and going from a property zoned as residential—advise them to contact the Health Department and inquire if a permit is needed!