

Overview of Missouri Vacant Property Ordinances

	Kansas City, MO	Raymore, MO	Lee's Summit, MO	Gladstone, MO
City population	475,830	18,000	82,820	27,953
Registration fee	No Fee; Late Fee \$50 - \$500	No Fee	No Fee	No Fee
Inspection deadline	Inspection must be completed prior to registration	Inspection required within 15 days from issuing a Notice of Default	Inspection required within 15 day from issuing a Notice of Default	Inspection required within 14 day from issuing a Notice of Default
Registration deadline	Must be registered within 14 days from issuing a Notice of Default	Must be registered within 10 days of inspection	Must be registered within 10 days of inspection	Must be registered within 10 days of inspection
How to register	Online Registration	Fax form to 816-331-1803	Fax form to 816-969-1201	Fax form to 816-436-2228
If property is vacant	The owner/lender must register the property within 90 days of becoming vacant	The lender must register the property within 10 days of inspection	The lender must register the property within 10 days of inspection	The lender must register the property within 10 days of inspection
If property is not vacant	Monthly inspection is required to confirm occupancy	No action required	Weekly inspections required	No action required
If property becomes vacant after initial inspection	Owner must register the property within 90 days of becoming vacant.	Registration form must be completed when vacancy is known	Registration form must be completed when vacancy is known	Registration form must be completed when vacancy is known
Registration expiration	Registration expires on May 31 st of each year and a new registration form is required by June 1 st	Valid as long as property is vacant	Valid as long as property is vacant	Registration forms must be updated annually
Local agent requirements	Must be a resident or have an office in Kansas City, MO	Must be within 40 miles of the property	Must be within 40 miles of the property	Must be within 40 miles of the property
Written notice	Sent to occupant informing them of the foreclosure	N/A	N/A	N/A
Posting on property	24 hour contact information of the local agent must be posted on a window within 7 days of registration if vacant	N/A	N/A	N/A
Changes in information	Changes must be done within 30 days of said change, including sale of property or occupancy status	Changes must be done within 10 days of said change, including sale of property or occupancy status	Changes must be done within 10 days of said change, including sale of property or occupancy status	Changes must be done within 10 days of said change, including sale of property or occupancy status
Violation penalties	\$200 - \$1000 and/or imprisonment	\$500 per violation	\$500 per violation	\$250 and/or misdemeanor charges
City contact information	Neighborhood & Community Services – Vacant Properties 816-784-4020 ncs@kcmo.org	Community Development James A. Cadoret, 816-331-1803 icadoret@raymore.com	Neighborhood Services 816-969-1200 neighborhood.services@lees-summit.mo.us	Community Development Carole McGuire, 816-423-4111 CommunityDevelopment@gladstone.mo.us

Contact Doug Hick, Esq. with questions or comments: Douglas.Hick@SouthLaw.com or 913-663-7615

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