

December 2022

**Special points of interest:**

- **Tips on how to protect your property from squatters**

**Ordinance focus**

- **Junked Motor Vehicle on private property**

**Member count:**

**235**

**Next Meeting**

- **January 26th, 2023 12:00 PM at Spanish Lake Townhomes (formerly Spanish Cove) located at 1708 San Remo Ct., St. Louis MO 63138**



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

**Protect Yourself from Squatters**

The social phenomenon we all know as “squatting” is becoming more common. The weather is getting cold outside, the economy is turning and evictions have been in full force. Here are some things you can be doing to prevent your property from becoming victim.

1. Get your home or business occupied. Squatting is a crime of opportunity. The opportunity arises in the presence of a vacant structure. Putting your focus on getting the home occupied is the number one thing you can do to prevent squatting.

2. Make your home look like it is occupied. Sometimes it is not possible to get the property occupied for whatever reason. Do the next best thing—make it look occupied.

This could include setting timers on lights or televisions inside the home, ensure mail does not build up in the mailbox, making visits to the property or start work on the property. The presence of contractors will deter squatters.

3. Visit the property frequently and create a log sheet of your visits. This will be beneficial if you need to document a police report for any issues and prove the last time someone occupied the property..

4. Establish a relationship with your neighbors and ask them to report any suspicious activity. Squatters will test the waters by gaining entry into a backyard one day, then the garage another day

and then the house. If no one reports them in the backyard, they’ll be more comfortable moving forward in their plans to occupy the property.

Keep in mind there are many different types of scenarios that may be considered squatting and unfortunately sometimes the situation may be considered entirely civil. However, in other cases, the police may be able to enforce criminal law. If you need police assistance in St. Louis County call our dispatch at 636-529-8210.



**Monthly Ordinance Focus—1216.110—Junked motor vehicle**

1216.110 - Removal of Junked Motor Vehicle from Private Property.

1. The Superintendent shall have the right to enter upon *private* property to take possession of the junked trailer or junked motor vehicle and remove it from the premises if the violation has not been remedied within the five-day compliance period. Provided, however, the timely request for a hearing shall stay the compliance period until such time as the Superintendent has entered a decision, and for such additional period of time as shall be allotted by the Superintendent if abatement is ordered.

If you keep a junked motor vehicle on your property, you may find a notice on the vehicle with an order for it to be removed. Failure to remove the vehicle could result in St. Louis County removing the vehicle for you. Junked vehicles cause many neighborhood complaints. Keep your property clear of this nuisance.