

Property Maintenance Code

ARTICLE VIII. HOARDING

545.900: Definitions

Definitions contained within Chapter 545: Property Maintenance Code shall apply to this Article. For the purposes of this Article, certain words and phrases used in this Article are defined as follows:

“Dangerous Accumulation” means when objects, goods, possessions or similar items present a safety hazard to an occupant of a building or occupants of an adjacent property by:

- a. preventing ingress or egress to windows or doors;
- b. preventing access to the mechanical or electrical systems;
- c. exceeding the maximum load capacity of the floor of a room or structure;
- d. providing pest harborage;
- e. impeding access to gain entry into a building;
- f. impeding maintenance of the exterior of a building;
- g. preventing or impeding the use of normal utilities, fixtures or furniture, including sinks, bathtubs or beds;
- h. being stored, stacked or placed in a manner that creates an imminent danger of falling or collapsing;
- i. impeding normal maintenance of yards and property; or
- j. impeding access and movement of emergency personnel.

“Hoarding” means the compulsive and/or dangerous accumulation of objects, goods, possessions, animals, or similar items.

“Long term storage” means the keeping or storage of items for more than thirty (30) days.

“Occupant” means an individual at least eighteen years old having lawful possession of a structure or premises.

545.905: Applicability

This Article applies to any property in the City of Raymore.

545.910: Unlawful Accumulations

- A. It is unlawful for an occupant to maintain a dangerous accumulation inside a building or upon the exterior area of a property that may create a fire hazard or threaten the health, safety or welfare of an occupant of a building on the same or an adjacent property.
- B. It is unlawful for an occupant to maintain a dangerous accumulation so as to prevent upkeep, maintenance, or regular housekeeping in a room or building wherein such storage would create a public health risk to an occupant of a building on the same or an adjacent property.
- C. It is unlawful for an occupant to maintain a dangerous accumulation so as to prevent upkeep or maintenance of the exterior of a structure or the exterior area of a property wherein such storage would create a public health risk to an occupant of a building on the same or an adjacent property.
- D. It is unlawful for an occupant to accumulate items, goods, objects, materials and similar items in excess of what is reasonable and customarily necessary for the use of the property.
- E. It is unlawful for an occupant to keep, store or maintain an accumulation of items, goods, objects, materials or similar items in a manner that is unorganized, unmaintained, spread over the exterior yard area of the property, or generally so excessive that the visible appearance of the exterior area of the property creates an attractive nuisance for adjacent properties.
- F. It is unlawful for an occupant to accumulate or allow to be accumulated abandoned, discarded or unused items, goods, objects, materials or similar items that are in a visible state of deterioration.
- G. It shall be unlawful for an occupant to accumulate or allow to be accumulated on the exterior areas of a property non-customary outdoor storage of items such as indoor furniture, refrigerators, stoves, washers, dryers and other household appliances.
- H. It is unlawful for an occupant to utilize a vehicle for an unintended purpose that renders the vehicle undriveable.

545.915: Hoarding Determined to be a Nuisance

Hoarding is hereby determined to be a public nuisance as defined by this Chapter and RSMo Section 67.398.

545.920: Authority to consult with mental health organization

The code official may consult with the Missouri Department of Health and Senior Services, or any other mental health organization, when circumstances related to the enforcement of this Article reasonably indicate that an occupant of a structure subject to enforcement under this Article may suffer from a mental illness, including but not limited to a hoarding disorder as described in the then-current edition of the Diagnostic and Statistical Manual of Mental Disorders.

545.925: Hoarding of Animals

It is unlawful for an occupant to keep or harbor animals:

- a. in excess of the maximum number or type allowed under City Code Chapter 205: Animal Control;
- b. wherein, due to the number of animals, the occupant is unable to provide minimal standards of nutrition, sanitation, shelter and veterinary care; or
- c. within a structure that contains profuse urine or feces in the area where the animals are kept,

threatening the health or safety of the occupant or an occupant of another building on the same or a contiguous property.