

CITY OF BEL-NOR

8416 Natural Bridge Road Bel-Nor, MO 63121

Phone: 314-381-2834

www.cityofbelnor.org

cityclerk@cityofbelnor.org

RESIDENTIAL RENTAL PROPERTIES IN BEL-NOR

- The City of Bel-Nor requires that every owner of real property that is offered for rent must register said property with the City Clerk no later than January 31st of each year.
- The Annual registration fee is \$50 per parcel
- The **annual registration** can be filled out online on the BN website (Residents>FORMS & PERMITS>Permit Portal) or in-person at City Hall, 8416 Natural Bridge Road.
- Prior to renters moving into the housing, a housing inspection must be scheduled and passed. This can be filled out online in the Permit Portal or in-person at City Hall
- An **occupancy permit** must be filled out and issued prior to renters moving in. This can be filled out online in the Permit Portal or in-person at City Hall.
- Residential occupancy permits are required for new and/or additional tenants. No inspection needed if during the annual lease term.
- Residential rentals require **annual interior inspections** due within 30 days of the original lease date agreement. A notice will be sent. The owner/manager will need to schedule an annual housing inspection for the rental property.
- The existing renters will not need to fill out an annual occupancy permit if:
 - The owner/manager scheduled the annual inspection on time
 - No renters have moved in or out
- Student housing rentals cannot be located within 500 feet of other student housing.
- Short-term rentals: Short-term rentals are any type of lodging on any property within the City that is rented to the same tenant for a period less than 30 days. These types of rentals are only permitted on the commercial district of Bel-Nor, which is located on Natural Bridge Road. To rent any sort of lodging in this area the owner will need to fill out a commercial business permit and an annual short-term rental permit.