

## **NOTICE TO PURCHASERS**

The Municipal Land Reutilization Law (Mo. Rev. Stat. §§ 92.700-92.920) sets forth the procedure for purchasing real estate at the St. Louis City Sheriff's Sale.

For any parcel of real estate purchased at the Sheriff's sale which contains a building or structure, the purchaser must apply for an occupancy permit from the City of St. Louis within 10 days after the day the sale is confirmed by the Court. There is an \$80.00 application fee for a single family unit & an additional \$20.00 per unit if the building or structure is a multiple unit dwelling. The Sheriff cannot deliver the deed to the purchaser unless the purchaser proves s/he applied for an occupancy permit.

The Sheriff's deed to parcel containing a building or structure shall contain a restriction which shall require the purchaser to obtain an occupancy permit from the City prior to any transfer or sale of the real estate. This means that the purchaser must make all repairs and improvements to ensure building code compliance before the City will issue the occupancy permit. This deed restriction shall exist as a lien against the real estate as long as the purchaser holds the real estate and the occupancy permit previously applied for has not been issued. The purchaser of the property at the Sheriff's Sale who had the property confirmed and applied for the occupancy permit shall agree that in the event of the failure to obtain an occupancy permit prior to any subsequent transfer of the property, the purchaser shall pay to the Sheriff the sum of five thousand dollars (\$5,000.00) as fixed, liquidated and ascertained damages without proof of loss or damages. Once the City has issued the occupancy permit to the purchaser, the purchaser must file the permit with the Recorder of Deeds in order to show the lien has been satisfied.

**I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THIS NOTICE AND THAT I ACCEPT THE TERMS OF THIS SALE**

\_\_\_\_\_  
**PURCHASER**

\_\_\_\_\_  
**DATE**

**SALE NO.** \_\_\_\_\_

**PARCEL NO.** \_\_\_\_\_