

# Greene County Code Compliance



GREENE COUNTY RESOURCE MANAGEMENT DEPARTMENT

JENNIFER SMITH- CHIEF CODE COMPLIANCE SPECIALIST

JAKE JONES-CODE COMPLIANCE SPECIALIST

# What is the purpose of Code Compliance?

Achieve compliance with Zoning, Building, and Environmental regulations in Greene County.



The purpose of the regulations are to ensure the health and safety of Greene County residents as well as to preserve property values and aesthetic beauty within Greene County.



# How do you achieve compliance?

- Site visit
- Code Violation Letter
- Voluntary Compliance
- County Counselor

# Code compliance is not possible without....

- Environmental Department
- Building Regulations
- Planning and Zoning
- Greene County Sheriff's Department
- Greene County Counselor
- Contractors-Real Estate Agents
- Property Owners

# Environmental

- Surfacing or failed onsite wastewater system
- Illegal onsite wastewater system installation or repair
- Grading without a permit-excavating in a sinkhole/floodplain



# Zoning Violations

- Trash and dumping
- Immobilized Vehicles
- Living in an RV/Travel Trailer
- Animals
- Unauthorized business
- Dangerous or unsecured structures



# Building Regulation Violations

- Building/Demolition without a permit
- Expired building permit
- Occupying without a certificate of occupancy





Permits? We don't need no stinkin'  
permits....



**Single Family  
Dwellings**

## **Additions**





**Remodeling**

**Mobile Homes**



# Commercial Buildings

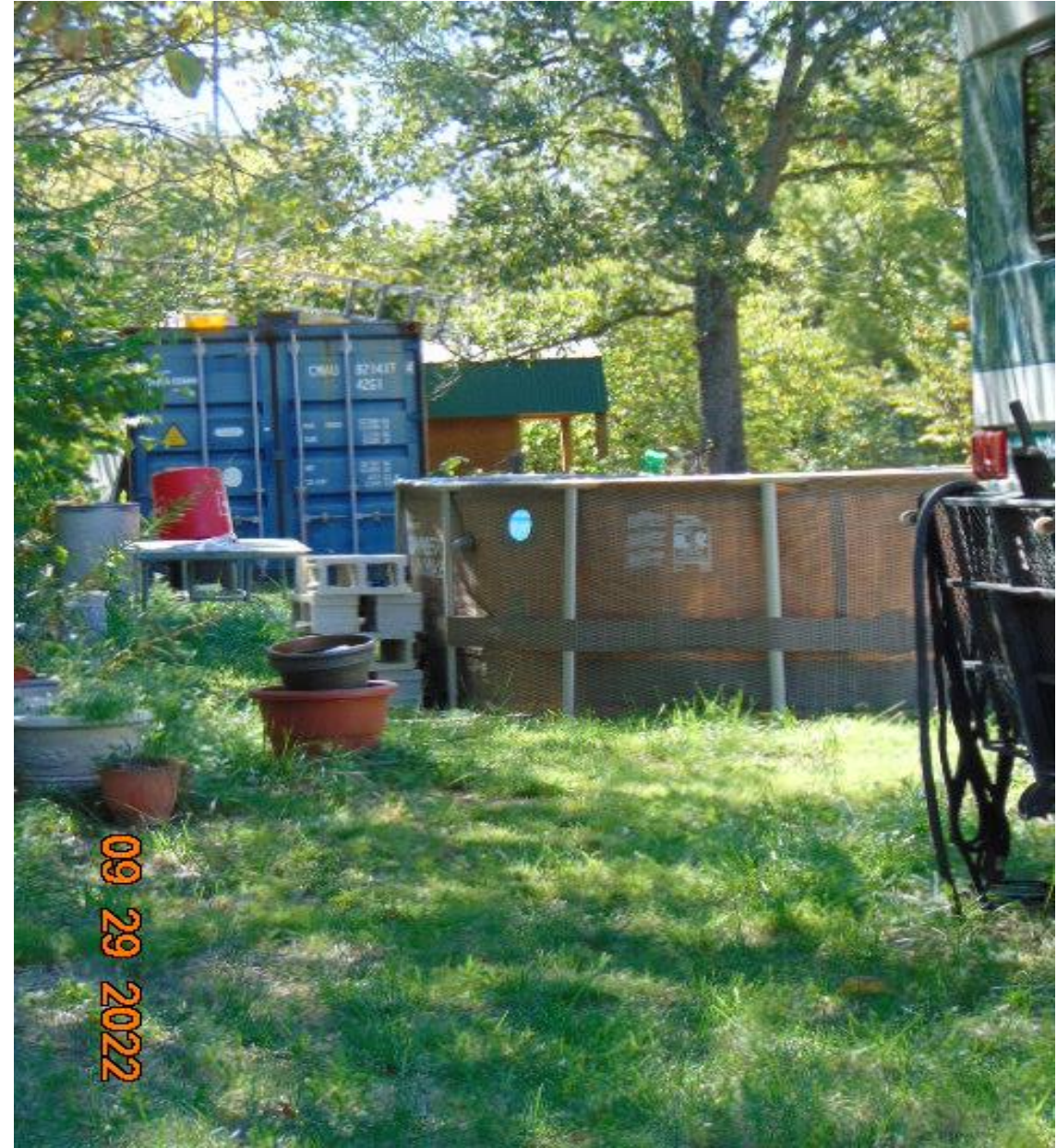


# Decks



**Demolition**

## **Pools and Accessory Structures**



# LEGAL NOTICE

Date: 07/28/21

WHEREAS, the address of \_\_\_\_\_ Section \_\_\_\_\_ of the Building Code, hereinafter referred to as \_\_\_\_\_ Section \_\_\_\_\_ of the \_\_\_\_\_ Code;

These provisions, it is HEREBY ORDERED in accordance with the above Code that all persons shall STOP WORK and

## STOP WORK

of work pertaining to construction, alteration or repairs on these premises

located at \_\_\_\_\_

All persons acting contrary to this order or violating or disobeying this notice are liable to arrest unless such action is authorized by the Department.

*[Signature]*  
Department Director

07 28 2021

The County won't find out....

- Citizen Complaints
- Internal Process
- Assessor's Office
- Private Inspectors
- Contractors
- Change viewer





04/08/2020



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03/03/2022








8044 Farm Rd 124, Springfield, MO

zillow.com/homedetails/8044-W-Farm-Road-124-Springfield-MO-65802/50272700\_zpid/

Buy Rent Sell Home Loans

Springfield, MO



**Zillow** Save Share More

**\$499,000** 6 bd | 4 ba | 3,683 sqft  
8044 Farm Rd 124, Springfield, MO 65802


Active w/contingency View Zestimate®

Est. payment: \$2,848/mo Get pre-qualified

We estimate this home will sell faster than 93% nearby.

Request a tour as early as today at 4:30 pm Contact agent

Overview Facts and features Home value Price and tax



Travel times Add work destination







Overview Time on Zillow 4 days Views 470 Saves 22

8044 West Farm Road 124, Springfield, MO 65802

zillow.com/homedetails/8044-W-Farm-Road-124-Springfield-MO-65802/50272700\_zpid/

Buy Rent Sell Home Loans

Springfield, MO

**Zillow** Save Share More

**\$499,999** 6 bd | 4 ba | 3,683 sqft  
8044 West Farm Road 124, Springfield, MO 65802

Est. payment: \$2,656/mo Get pre-qualified

We estimate this home will sell faster than 81% nearby.

Request a tour as early as today at 4:00 pm Contact agent

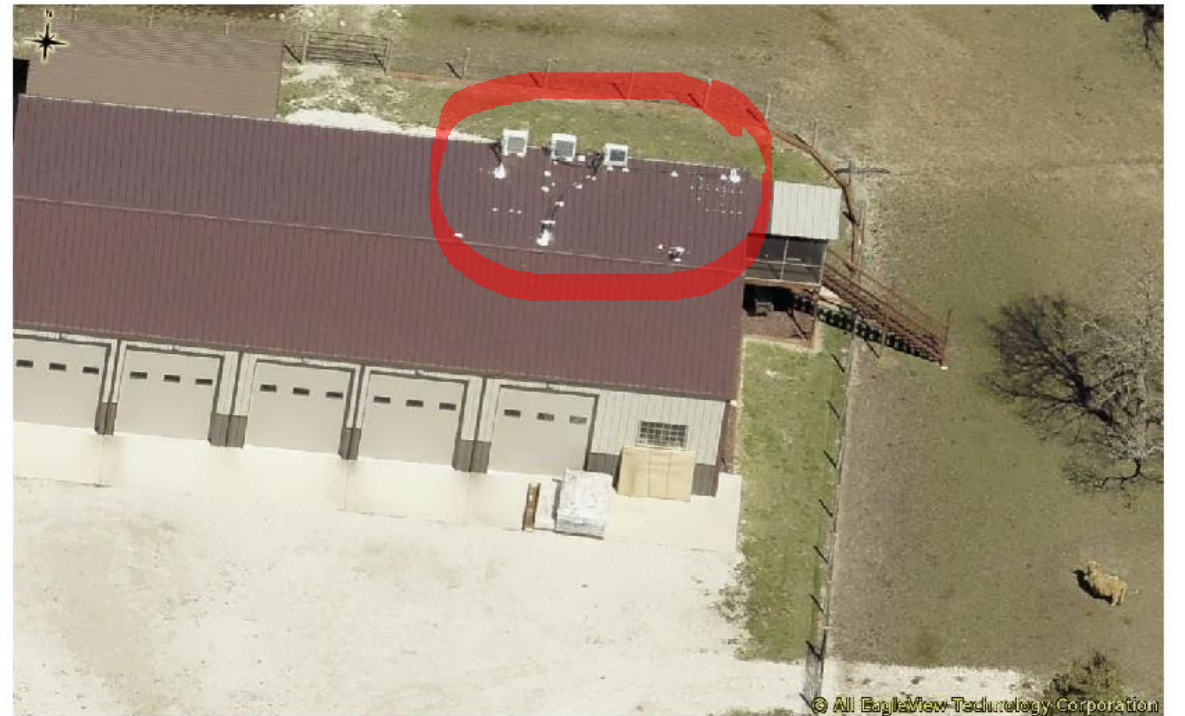
Overview Facts and features Home value Price and tax

**Facts and features**

- Single family residence
- 6 bedrooms
- 4 bathrooms
- Built in 1985
- Central, fireplace(s), electric, wood
- Ceiling fan(s), central air, electric
- 3 Attached garage spaces
- 6 Acres
- \$136 price/sqft
- 3.00% buyer's agent fee

**Interior details**

Bedrooms and bathrooms Appliances



03/25/2020



(<https://www.springfieldmo.gov/>)

## ALPHA LISTINGS



E Farm Road 66-2

15 / 57

“  
I LOVE working at Alpha Realty! Incredible group of friendly agents with many years of combined experience and success. We truly work as a team to take care of every client. Very positive environment, excellent integrity and agents who care about the families we serve. Choose the BEST!”

— Tracy D.



(<https://www.springfieldmo.gov/>)

## ALPHA LISTINGS



E Farm Road 66-23

36 / 57

“  
I LOVE working at Alpha Realty! Incredible group of friendly agents with many years of combined experience and success. We truly work as a team to take care of every client. Very positive environment, excellent integrity and agents who care about the families we serve. Choose the BEST!”

— Tracy D.





**REDEEMED**  
General Cleaning  
DUCT WORK CLEANING  
417-241-5687  
www.redeemedcleaning.com

10/29/2020 12:10



10/29/2020 12:10

I will just pay the fine.....









06 28 2021



06 29 2021





277 tons of tires  
=\$86,947.40



\$13,500.00 was  
trash clean up



# Dangerous Structures

















# Trash and Dumping























# Living in a travel trailer



08

08 18 2021



08 18 2021

# Immobilized Vehicles







08 10 2021



08 10 2021

# 2022 Stats

- Current cases opened-495
- New cases average per month-30
- Legal cases-45
- Cases closed to date-284





DANGER

BE CAREFUL  
WHEN BEING  
SERVED



Questions?????