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DOCK REQUIREMENTS NECESSARY WHEN LISTING A RESIDENCE CONTAINING A DOCK

Ameren UE is requiring that all docks be brought up to code before being transferred to a new home owner when a home is sold. All docks will be required to be in compliance with the 2011 National Electrical Code.

Once a realtor knows that there is going to be a closing on a property, it's important to schedule a dock inspection as soon as possible so there won't be a delay in the closing. Applying for a dock inspection the day before closing will not be in the best interest for all parties involved.

Application for a dock inspection/permit must be submitted to the Village of Four Seasons Code Enforcement Office with complete and accurate information including an email address and fees.

Fees are \$50.00 for a dock inspection and \$145.00 for a dock permit.

If the dock is several years old and has not had any code upgrades it is better to get the full dock permit and save time. A full dock permit must be obtained before work can begin on the dock.

When an inspection fee of \$50.00 is paid and the dock passes inspection, Ameren UE and the dock owner or representative will be sent a copy of the inspection by email and the process with the VFS is complete. If work was done on the dock without a dock permit the additional fee of \$95.00 will be required before the dock inspection will be provided.

If the dock fails the inspection, the discrepancies will be noted on an inspection form and emailed to the dock owner or representative. At this time an additional fee of \$95.00 is required for a full dock permit before work is to be performed to correct noted issues. Village of Four Seasons will issue a dock permit good for 3

months from date of the application. Two inspections are included in the fee. Additional re-inspections will be charged a fee of \$45.00 each. Once the permit is issued and the corrections are made, it is the responsibility of the dock owner or their representative the VFS to re-inspect. When the dock passes inspection, Ameren UE and the dock owner or representative will be sent a copy of the inspection by email and the process with the VFS is complete.

If the permit expires during the 3 month time frame, a renewal of the permit must be applied for and a fee of \$50.00 paid to extend the permit for another 3 months.

Dock inspections will be scheduled Monday through Thursday from 8:00 AM to 2:00 PM in season (summer), weather permitting offseason (winter). Docks will not be inspected if there is snow or temperatures are below freezing.

Effective January 1, 2010, Missouri State Law (HB 657), in conjunction with current Ameren Missouri Guidelines requires that all docks on the Lake of the Ozarks display an Ameren UE dock number and the 911 address of the dock location. Instruction on what is required on the 911 sign and where you can get them can be found under Dock Permit Application.

**DOCKS WILL NOT PASS INSPECTION WITHOUT
PROPER DISPLAY OF SIGNAGE**

**ALL DOCK INSPECTIONS ARE GOOD FOR ONE
YEAR AFTER FINAL INSPECTION DATE**

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