

HCS HB 1316 -- RESIDENTIAL PROPERTY REGISTRATION

SPONSOR: Billington

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Government Efficiency by a vote of 11 to 5.

The following is a summary of the House Committee Substitute for HB 1316.

This bill prohibits a political subdivision from requiring the owner of residential property that is offered for rent to license, register, or obtain certification for the property at any time or for any reason. This does not apply to commercial property or property rented for less than 30 days.

The following is a summary of the public testimony from the committee hearing. The testimony was based on the introduced version of the bill.

PROPONENTS: Supporters say that municipalities should not have authority to regulate property and this bill keeps government in check and prevents additional red tape from driving up costs for landlords.

Testifying in person for the bill were Representative Billington; Missouri Realtors; and Arnie C. Dienoff.

OPPONENTS: Those who oppose the bill say that one of the key components of health is living conditions and this bill would prevent inspections for homes that may contribute to sickness in tenants. There are concerns that a lack of registration will lead to a lack of accountability for contact information for landlords that may not live in the state. Often registration costs help cover safety features like fire alarms and carbon monoxide detectors and the role of local government is to protect the human right to housing.

Testifying in person against the bill were City of Kansas City; Edwin Kraemer, M.D.; Jonathan Byrd; Haley Day; Sarah Watkins, Tenants Transforming Greater St. Louis; Amber Bauer; and City of Independence.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.