

HOUSE BILL NO. 2039

101ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE GUNBY.

3951H.011

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to rental protections for persons diagnosed with posttraumatic stress disorder.

Be it enacted by the General Assembly of the state of Missouri, as follows:

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be known as section 441.925, to read as follows:

441.925. 1. As used in this section, "posttraumatic stress disorder" means a condition of persistent mental and emotional stress occurring as a result of injury or severe psychological shock, typically involving disturbance of sleep and constant vivid recall of the experience, with dulled responses to others and to the outside world.

2. No applicant, tenant, or lessee shall be denied tenancy, be evicted from a premises, or be found to be in violation of a lease agreement on the basis of or as a direct result of the fact that the applicant, tenant, or lessee has been diagnosed with posttraumatic stress disorder if the applicant, tenant, or lessee otherwise qualifies for tenancy or occupancy in the premises.

3. In any action brought by a landlord against a tenant under this chapter, chapter 534, or chapter 535, a tenant shall have an affirmative defense and not be liable for rent if:

(1) The tenant vacates the premises owned by the landlord prior to the expiration of the lease; and

(2) The tenant notifies the landlord that the tenant has been diagnosed with posttraumatic stress disorder and provides documentation of such diagnosis from the tenant's physician.

EXPLANATION — Matter enclosed in bold-faced brackets ~~thus~~ in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

18 **4. The submission of false documentation by an applicant, tenant, or lessee**
19 **under this section may be a basis for a denial of tenancy, eviction, or a violation of a**
20 **lease agreement.**

21 **5. The provisions of this section shall apply only to residential properties.**

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