

SECOND REGULAR SESSION

HOUSE BILL NO. 2251

102ND GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE JOHNSON (23).

4460H.011

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To repeal section 141.1009, RSMo, and to enact in lieu thereof one new section relating to land banks.

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

Section A. Section 141.1009, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 141.1009, to read as follows:

141.1009. 1. A land bank agency shall ~~be authorized to~~ file an action to quiet title pursuant to section 527.150 as to any real property in which the land bank agency has an interest. For purposes of any and all such actions the land bank agency shall be deemed to be the holder of sufficient legal and equitable interests, and possessory rights, so as to qualify the land bank agency as adequate petitioner in such action.

2. Prior to the filing of an action to quiet title the land bank agency shall conduct an examination of title to determine the identity of any and all persons and entities possessing a claim or interest in or to the real property. Service of the petition to quiet title shall be provided to all such interested parties by the following methods:

(1) Registered or certified mail to such identity and address as reasonably ascertainable by an inspection of public records;

(2) In the case of occupied real property by first class mail, addressed to "Occupant";

(3) By posting a copy of the notice on the real property;

(4) By publication in a newspaper of general circulation in the municipality in which the property is located; and

(5) Such other methods as the court may order.

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.

17 3. As part of the petition to quiet title the land bank agency shall file an affidavit
18 identifying all parties potentially having an interest in the real property, and the form of notice
19 provided.

20 4. The court shall schedule a hearing on the petition within ninety days following
21 filing of the petition, and as to all matters upon which an answer was not filed by an interested
22 party the court shall issue its final judgment within one hundred twenty days of the filing of
23 the petition.

24 5. A land bank agency shall be authorized to join in a single petition to quiet title one
25 or more parcels of real property.

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