

SECOND REGULAR SESSION

SENATE BILL NO. 711

97TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR WALSH.

Read 1st time January 14, 2014, and ordered printed.

TERRY L. SPIELER, Secretary.

4928S.011

AN ACT

To amend chapter 79, RSMo, by adding thereto one new section relating to the regulation of residential rental property in fourth class cities.

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

Section A. Chapter 79, RSMo, is amended by adding thereto one new section, to be known as section 79.135, to read as follows:

79.135. The board of alderman of any fourth class city may enact, by ordinance, the following types of regulations of residential rental property:

(1) A requirement that a property owner, landlord, or managing agent register a property with the city prior to leasing a rental property. The ordinance may include an annual fee of up to twenty-five dollars, a requirement that a property be registered whenever there is a change of ownership rights, and a penalty for failing to register a rental property. The ordinance may allow for the denial of registration based on factors specified in the ordinance so long as the owner, landlord, or managing agent is notified, in writing, of the denial and the reasons for it and is provided an opportunity to appeal the decision;

(2) A requirement that an owner of any residential rental property in the city maintain an operating business or own a residence within fifty miles of the city, or use a landlord or managing agent who resides within fifty miles of the city so long as contact information for the landlord or managing agent is provided during registration;

(3) A requirement that the property owner, landlord, or managing agent be available to respond to contact by the city within twenty-four hours; and

22 **(4) Inspection provisions, which may allow for exterior**
23 **inspections of residential rental property, and the monitoring of police**
24 **and criminal activity at the property, nuisance problems, and**
25 **compliance with building and housing codes and other applicable laws**
26 **and ordinances with regard to the use or condition of, or activity on,**
27 **the property.**

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