

# SENATE BILL NO. 994

102ND GENERAL ASSEMBLY

INTRODUCED BY SENATOR BROWN (26).

3696S.01H

KRISTINA MARTIN, Secretary

## AN ACT

To amend chapter 71, RSMo, by adding thereto one new section relating to permits for development of real property from political subdivisions.

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

Section A. Chapter 71, RSMo, is amended by adding thereto  
2 one new section, to be known as section 71.295, to read as  
3 follows:

71.295. 1. For the purposes of this section,  
2 "request" shall mean an application to a political  
3 subdivision for a permit, license, variance, or any other  
4 type of prior approval from a political subdivision for an  
5 action related to the development or improvement of property.

6 2. If an applicant submits a request to a political  
7 subdivision, then the political subdivision shall approve or  
8 deny the applicant's request within sixty days.

9 (1) If the political subdivision fails to approve or  
10 deny the applicant's request within sixty days, then the  
11 request is approved.

12 (2) The time limit in this subsection begins upon the  
13 political subdivision's receipt of a request from an  
14 applicant.

15 (3) If the political subdivision approves the request,  
16 then the political subdivision may not impose on the  
17 applicant any additional requirements related to the request.

18           (4) If the political subdivision denies the request,  
19 then the political subdivision shall provide the applicant a  
20 statement in writing of the reasons for the denial.

21           (5) If a political subdivision denies a request for  
22 being incomplete, then the political subdivision shall  
23 provide the applicant a statement in writing of the reasons  
24 the request is incomplete. The request is incomplete if it  
25 fails to contain all information required by law or by a  
26 previously adopted rule, ordinance, or policy of the  
27 political subdivision.

28           3. The time limit in subsection 2 of this section may  
29 be extended if:

30           (1) A request requires prior approval of a state or  
31 federal agency, then the deadline shall be extended to sixty  
32 days after the required prior approval is granted. The  
33 extension shall not exceed sixty days, unless agreed to by  
34 the applicant; or

35           (2) The applicant requests an extension in writing.

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