

SENATE COMMITTEE SUBSTITUTE

FOR

HOUSE BILL NO. 2385

AN ACT

To repeal section 441.043, RSMo, and to enact in lieu thereof one new section relating to local government ordinances for rental property.

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

Section A. Section 441.043, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 441.043, to read as follows:

441.043. 1. No county or city, or county or city with a charter form of government may enact, maintain, or enforce any ordinance or resolution which regulates the amount of rent to be charged for privately-owned, single-family, or multiple-unit residential or commercial rental property. No county or city, or county or city with a charter form of government, shall enact, maintain, or enforce any ordinance or resolution that:

(1) Prohibits landlords from refusing to lease or rent a privately owned, single-family, or multiple-unit residential or commercial rental property to a person because the person's lawful source of income to pay rent includes funding from a federal or other housing assistance program;

(2) Restricts a landlord's ability to use or consider income-qualifying methods, credit scores, credit reports, eviction or property damage history, or criminal history, according to such landlord's own customarily applied criteria, or prohibits landlords from requesting such information, to determine whether to rent or lease a property to a prospective tenant;

(3) Limits the amount of security deposit a landlord may require from a prospective tenant;

(4) Requires tenants to automatically receive a right of first refusal.

2. This section shall not be construed as prohibiting any county or city, or any authority created by a county or city for that purpose, from:

(1) Regulating in any way property belonging to that city, county, or authority;

(2) Entering into voluntary agreements with private persons which regulate the amount of rent charged for subsidized rental properties; or

(3) Enacting ordinances or resolutions restricting rent for properties assisted with community development block grant funds.