

SECOND REGULAR SESSION

SENATE BILL NO. 794

93RD GENERAL ASSEMBLY

INTRODUCED BY SENATOR KENNEDY.

Read 1st time January 4, 2006, and ordered printed.

TERRY L. SPIELER, Secretary.

3078S.03I

AN ACT

To repeal sections 99.820, 523.040, and 523.205, RSMo, and to enact in lieu thereof eight new sections relating to eminent domain.

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

Section A. Sections 99.820, 523.040, and 523.205, RSMo, are repealed and
2 eight new sections enacted in lieu thereof, to be known as sections 99.820, 99.827,
3 523.012, 523.032, 523.035, 523.040, 523.110, and 523.205, to read as follows:

99.820. 1. A municipality may:

2 (1) By ordinance introduced in the governing body of the municipality
3 within fourteen to ninety days from the completion of the hearing required in
4 section 99.825, approve redevelopment plans and redevelopment projects, and
5 designate redevelopment project areas pursuant to the notice and hearing
6 requirements of sections 99.800 to 99.865. No redevelopment project shall be
7 approved unless a redevelopment plan has been approved and a redevelopment
8 area has been designated prior to or concurrently with the approval of such
9 redevelopment project and the area selected for the redevelopment project shall
10 include only those parcels of real property and improvements thereon directly and
11 substantially benefited by the proposed redevelopment project improvements;

12 (2) Make and enter into all contracts necessary or incidental to the
13 implementation and furtherance of its redevelopment plan or project;

14 (3) Pursuant to a redevelopment plan, subject to any constitutional
15 limitations, acquire by purchase, donation, lease or, as part of a redevelopment
16 project, eminent domain, own, convey, lease, mortgage, or dispose of, land and
17 other property, real or personal, or rights or interests therein, and grant or
18 acquire licenses, easements and options with respect thereto, all in the manner

EXPLANATION—Matter enclosed in bold-faced brackets [thus] in this bill is not enacted and is intended to be omitted in the law.

19 and at such price the municipality or the commission determines is reasonably
20 necessary to achieve the objectives of the redevelopment plan. No conveyance,
21 lease, mortgage, disposition of land or other property, acquired by the
22 municipality, or agreement relating to the development of the property shall be
23 made except upon the adoption of an ordinance by the governing body of the
24 municipality. **Any owner of property, acquired by a municipality through**
25 **use of eminent domain, shall have a right of first refusal to purchase**
26 **such property for the condemnation price, if actual construction has**
27 **not taken place within five years from the adoption of an ordinance for**
28 **redevelopment.** Each municipality or its commission shall establish written
29 procedures relating to bids and proposals for implementation of the
30 redevelopment projects. Furthermore, no conveyance, lease, mortgage, or other
31 disposition of land or agreement relating to the development of property shall be
32 made without making public disclosure of the terms of the disposition and all bids
33 and proposals made in response to the municipality's request. Such procedures
34 for obtaining such bids and proposals shall provide reasonable opportunity for
35 any person to submit alternative proposals or bids;

36 (4) Within a redevelopment area, clear any area by demolition or removal
37 of existing buildings and structures;

38 (5) Within a redevelopment area, renovate, rehabilitate, or construct any
39 structure or building;

40 (6) Install, repair, construct, reconstruct, or relocate streets, utilities, and
41 site improvements essential to the preparation of the redevelopment area for use
42 in accordance with a redevelopment plan;

43 (7) Within a redevelopment area, fix, charge, and collect fees, rents, and
44 other charges for the use of any building or property owned or leased by it or any
45 part thereof, or facility therein;

46 (8) Accept grants, guarantees, and donations of property, labor, or other
47 things of value from a public or private source for use within a redevelopment
48 area;

49 (9) Acquire and construct public facilities within a redevelopment area;

50 (10) Incur redevelopment costs and issue obligations;

51 (11) Make payment in lieu of taxes, or a portion thereof, to taxing
52 districts;

53 (12) Disburse surplus funds from the special allocation fund to taxing
54 districts as follows:

55 (a) Such surplus payments in lieu of taxes shall be distributed to taxing
56 districts within the redevelopment area which impose ad valorem taxes on a basis
57 that is proportional to the current collections of revenue which each taxing
58 district receives from real property in the redevelopment area;

59 (b) Surplus economic activity taxes shall be distributed to taxing districts
60 in the redevelopment area which impose economic activity taxes, on a basis that
61 is proportional to the amount of such economic activity taxes the taxing district
62 would have received from the redevelopment area had tax increment financing
63 not been adopted;

64 (c) Surplus revenues, other than payments in lieu of taxes and economic
65 activity taxes, deposited in the special allocation fund, shall be distributed on a
66 basis that is proportional to the total receipt of such other revenues in such
67 account in the year prior to disbursement;

68 (13) If any member of the governing body of the municipality, a member
69 of a commission established pursuant to subsection 2 of this section, or an
70 employee or consultant of the municipality, involved in the planning and
71 preparation of a redevelopment plan, or redevelopment project for a
72 redevelopment area or proposed redevelopment area, owns or controls an interest,
73 direct or indirect, in any property included in any redevelopment area, or
74 proposed redevelopment area, which property is designated to be acquired or
75 improved pursuant to a redevelopment project, he or she shall disclose the same
76 in writing to the clerk of the municipality, and shall also so disclose the dates,
77 terms, and conditions of any disposition of any such interest, which disclosures
78 shall be acknowledged by the governing body of the municipality and entered
79 upon the minutes books of the governing body of the municipality. If an
80 individual holds such an interest, then that individual shall refrain from any
81 further official involvement in regard to such redevelopment plan, redevelopment
82 project or redevelopment area, from voting on any matter pertaining to such
83 redevelopment plan, redevelopment project or redevelopment area, or
84 communicating with other members concerning any matter pertaining to that
85 redevelopment plan, redevelopment project or redevelopment area. Furthermore,
86 no such member or employee shall acquire any interest, direct or indirect, in any
87 property in a redevelopment area or proposed redevelopment area after either (a)
88 such individual obtains knowledge of such plan or project, or (b) first public notice
89 of such plan, project or area pursuant to section 99.830, whichever first occurs;
90 (14) Charge as a redevelopment cost the reasonable costs incurred by its

91 clerk or other official in administering the redevelopment project. The charge for
92 the clerk's or other official's costs shall be determined by the municipality based
93 on a recommendation from the commission, created pursuant to this section.

94 2. Prior to adoption of an ordinance approving the designation of a
95 redevelopment area or approving a redevelopment plan or redevelopment project,
96 the municipality shall create a commission of nine persons if the municipality is
97 a county or a city not within a county and not a first class county with a charter
98 form of government with a population in excess of nine hundred thousand, and
99 eleven persons if the municipality is not a county and not in a first class county
100 with a charter form of government having a population of more than nine
101 hundred thousand, and twelve persons if the municipality is located in or is a
102 first class county with a charter form of government having a population of more
103 than nine hundred thousand, to be appointed as follows:

104 (1) In all municipalities two members shall be appointed by the school
105 boards whose districts are included within the redevelopment plan or
106 redevelopment area. Such members shall be appointed in any manner agreed
107 upon by the affected districts;

108 (2) In all municipalities one member shall be appointed, in any manner
109 agreed upon by the affected districts, to represent all other districts levying ad
110 valorem taxes within the area selected for a redevelopment project or the
111 redevelopment area, excluding representatives of the governing body of the
112 municipality;

113 (3) In all municipalities six members shall be appointed by the chief
114 elected officer of the municipality, with the consent of the majority of the
115 governing body of the municipality;

116 (4) In all municipalities which are not counties and not in a first class
117 county with a charter form of government having a population in excess of nine
118 hundred thousand, two members shall be appointed by the county of such
119 municipality in the same manner as members are appointed in subdivision (3) of
120 this subsection;

121 (5) In a municipality which is a county with a charter form of government
122 having a population in excess of nine hundred thousand, three members shall be
123 appointed by the cities in the county which have tax increment financing districts
124 in a manner in which the cities shall agree;

125 (6) In a municipality which is located in the first class county with a
126 charter form of government having a population in excess of nine hundred

127 thousand, three members shall be appointed by the county of such municipality
128 in the same manner as members are appointed in subdivision (3) of this
129 subsection;

130 (7) At the option of the members appointed by the municipality, the
131 members who are appointed by the school boards and other taxing districts may
132 serve on the commission for a term to coincide with the length of time a
133 redevelopment project, redevelopment plan or designation of a redevelopment
134 area is considered for approval by the commission, or for a definite term pursuant
135 to this subdivision. If the members representing school districts and other taxing
136 districts are appointed for a term coinciding with the length of time a
137 redevelopment project, plan or area is approved, such term shall terminate upon
138 final approval of the project, plan or designation of the area by the governing
139 body of the municipality. Thereafter the commission shall consist of the six
140 members appointed by the municipality, except that members representing school
141 boards and other taxing districts shall be appointed as provided in this section
142 prior to any amendments to any redevelopment plans, redevelopment projects or
143 designation of a redevelopment area. If any school district or other taxing
144 jurisdiction fails to appoint members of the commission within thirty days of
145 receipt of written notice of a proposed redevelopment plan, redevelopment project
146 or designation of a redevelopment area, the remaining members may proceed to
147 exercise the power of the commission. Of the members first appointed by the
148 municipality, two shall be designated to serve for terms of two years, two shall
149 be designated to serve for a term of three years and two shall be designated to
150 serve for a term of four years from the date of such initial
151 appointments. Thereafter, the members appointed by the municipality shall
152 serve for a term of four years, except that all vacancies shall be filled for
153 unexpired terms in the same manner as were the original appointments.

154 3. The commission, subject to approval of the governing body of the
155 municipality, may exercise the powers enumerated in sections 99.800 to 99.865,
156 except final approval of plans, projects and designation of redevelopment
157 areas. The commission shall hold public hearings and provide notice pursuant
158 to sections 99.825 and 99.830. The commission shall vote on all proposed
159 redevelopment plans, redevelopment projects and designations of redevelopment
160 areas, and amendments thereto, within thirty days following completion of the
161 hearing on any such plan, project or designation and shall make
162 recommendations to the governing body within ninety days of the hearing

163 referred to in section 99.825 concerning the adoption of or amendment to
164 redevelopment plans and redevelopment projects and the designation of
165 redevelopment areas. The requirements of subsection 2 of this section and this
166 subsection shall not apply to redevelopment projects upon which the required
167 hearings have been duly held prior to August 31, 1991.

**99.827. Any proposed ordinance relating to a tax incremental
2 financing project may be submitted to the governing body by petition
3 signed by voters of the municipality equal in number to the percentage
4 hereafter required. The signatures, verification, authentication,
5 inspection, certification, amendment and submission of such petition
6 shall be the same as provided for petitions under sections 78.260 to
7 78.290, RSMo. If the petition accompanying the proposed ordinance be
8 signed by voters equal in number to fifteen percent of the votes cast for
9 all registered voters for the last preceding election, and contains a
10 request that the said ordinance be submitted to a vote of the people if
11 not passed by the governing body, such governing body shall either:**

12 **(1) Pass said ordinance without alteration within twenty days**
13 **after attachment of the clerk's certificate to the accompanying petition;**
14 **or**

15 **(2) Forthwith after the clerk shall attach to the petition**
16 **accompanying such ordinance his certificate of sufficiency, the**
17 **governing body shall submit the question without alteration to the vote**
18 **of the voters. But if the petition is signed by not less than ten and less**
19 **than fifteen percent of the voters, as above defined, then the governing**
20 **body shall within twenty days pass said ordinance without change, or**
21 **submit the same at the next municipal election.**

523.012. The state or any political subdivision thereof shall set
2 **forth in writing a general description of the project it intends to**
3 **complete that requires the use of eminent domain before proceeding**
4 **with the condemnation of property. The description of the project shall**
5 **include its intended benefit to the public, an explanation of if or how**
6 **the public will use the condemned property, the estimated costs, the**
7 **anticipated sources of funds, the anticipated date of the retirement of**
8 **obligations incurred to finance the project, and the plan for providing**
9 **relocation assistance as required by section 523.205.**

523.032. 1. After the petition has been filed under section
2 **523.030, but prior to appointing commissioners under section 523.040,**

3 the condemning entity shall engage in mandatory mediation with the
4 property owner to resolve the amount of compensation the owner shall
5 receive for his or her property. Mediation under this section shall be
6 nonbinding and independently administered. The condemning entity
7 and property owner shall mutually agree upon a qualified independent
8 and neutral mediator and the condemning entity shall pay the cost of
9 the mediator. If the parties cannot mutually agree upon a mediator,
10 the court shall appoint one and the condemning entity shall pay the
11 cost of the mediator. The mediation shall take place within thirty days
12 of the mediator being chosen. If the parties cannot come to an
13 agreement during mediation, the court shall appoint the commissioners
14 and continue the formal condemnation proceedings.

15 2. The condemning entity or the property owner may include in
16 the mediation any person or entity reasonably necessary to determine
17 the appropriate amount of compensation for the property to be
18 condemned. This subsection shall not be construed to mandate
19 attendance at a mediation by a person or entity other than the
20 condemning entity or property owner.

21 3. No person who serves as a mediator, nor any agent or
22 employee of that person, shall be subpoenaed or otherwise compelled
23 to disclose any matter disclosed in the process of setting up or
24 conducting the mediation.

25 4. Mediation proceedings shall be regarded as settlement
26 negotiations and the confidentiality of such proceeding shall be as set
27 forth in supreme court rule no. 17.

523.035. 1. After the petition has been filed under section
2 523.030, the court shall, prior to appointing commissioners under
3 section 523.040, determine whether or not:

4 (1) The condemning entity has the authority to exercise the
5 power of eminent domain;

6 (2) The property sought to be condemned is subject to the
7 exercise of eminent domain;

8 (3) The property sought to be condemned is for a public use; and

9 (4) The condemning entity is properly exercising the power of
10 eminent domain in the particular proceeding.

11 The court may also determine any other issues raised by the owner of
12 the property which attacks the validity of the condemning entity's right

13 to exercise eminent domain over the owner's property.

14 2. If the court determines that the condemning entity has
15 satisfied all the requirements of subsection 1 of this section, the court
16 shall enter an interlocutory order to such effect. An interlocutory
17 appeal shall lie from the decision as a matter of right.

18 3. If the court determines that the condemning entity has not
19 satisfied all the requirements of subsection 1 of this section and does
20 not have the authority to exercise the power of eminent domain in this
21 particular proceeding, the court shall dismiss the condemning entity's
22 petition with prejudice and direct the condemning entity to pay the
23 owner's court costs and attorneys' fees.

24 4. The appeal provided for in subsection 2 of this section shall
25 be an interlocutory appeal, filed in the appropriate district of the
26 Missouri court of appeals. Notice of such interlocutory appeal shall be
27 filed within three days of the entry of the order of trial court; the time
28 limits applicable to such appeal shall be the same as in interlocutory
29 appeals allowed to the state in criminal cases.

 523.040. The court, or judge thereof in vacation, on being satisfied that
2 due notice of the pendency of the petition has been given, shall appoint three
3 disinterested commissioners, [who] one of whom shall hold a real estate
4 license under section 339.040, RSMo, one of whom shall be a licensed
5 attorney, one of whom shall be a member of the general public, and all
6 of whom shall be residents of the county in which the real estate or a part
7 thereof is situated[, to]. The Missouri supreme court shall promulgate
8 rules to establish uniform instructions to be given to commissioners
9 regarding the scope and nature of their duties when determining the
10 amount of compensation an owner is to receive for his or her
11 condemned property. The commissioners assess the damages which the
12 owners may severally sustain by reason of such appropriation, who, after having
13 viewed the property, shall return to the clerk of such court, under oath, their
14 report in duplicate, of such assessment of damages, setting forth the amount of
15 damages allowed to the person or persons named as owning or claiming the tract
16 of land condemned, and should more than one tract be condemned in the petition,
17 then the damages allowed to the owner, owners, claimant or claimants of each
18 tract, respectively, shall be stated separately, together with a specific description
19 of the tracts for which such damages are assessed; and the clerk shall file one

20 copy of said report in his office and record the same in the order book of the court,
21 and he shall deliver the other copy, duly certified by him, to the recorder of deeds
22 of the county where the land lies (or to the recorder of deeds of the city of St.
23 Louis, if the land lies in said city) who shall record the same in his office, and
24 index each tract separately as provided in section 59.440, RSMo, and the fee for
25 so recording shall be taxed by the clerk as costs in the proceedings; and
26 thereupon such company shall pay to the clerk the amount thus assessed for the
27 party in whose favor such damages have been assessed; and on making such
28 payment it shall be lawful for such company to hold the interest in the property
29 so appropriated for the uses prescribed in this section; and upon failure to pay
30 the assessment, the court may, upon motion and notice by the party entitled to
31 such damages, enforce the payment of the same by execution, unless the said
32 company shall, within ten days from the return of such assessment, elect to
33 abandon the proposed appropriation of any parcel of land, by an instrument in
34 writing to that effect, to be filed with the clerk of the court, and entered on the
35 minutes of the court, and as to so much as is thus abandoned, the assessment of
36 damages shall be void.

523.110. Before any entity with condemnation authority conducts
2 **mandatory mediation under section 523.032 with a property owner to**
3 **acquire any property interest which may eventually be acquired**
4 **through formal eminent domain proceedings, the condemning entity**
5 **shall provide the owner of the property a form containing a written**
6 **summary of the rights of an owner of property to be acquired under**
7 **this chapter via certified mail return receipt requested. If the**
8 **condemning entity does not supply the owner of the real property with**
9 **this form, a presumption shall exist that any sale or contract entered**
10 **into between the condemning entity and the owner was not voluntary**
11 **and the condemning entity may be held responsible for any relief, if**
12 **any, as the court may determine to be appropriate considering all of**
13 **the facts and circumstances, including, but not limited to, an award of**
14 **punitive damages. Such summary of rights, however, need not be given**
15 **to any of such persons who cannot be found by the condemning entity**
16 **upon the exercise of due diligence.**

523.205. 1. Any public agency as defined in section 523.200 which is
2 required, as a condition to the receipt of federal funds, to give relocation
3 assistance to any displaced person is hereby authorized and directed to give

4 similar relocation assistance to displaced persons when the property involved is
5 being acquired for the same public purpose through the same procedures, and is
6 being purchased solely through expenditure of state or local funds.

7 2. The governing body of any city, or agency thereof, prior to approval of
8 a plan, project or area for redevelopment under the operation of chapter 99,
9 RSMo, chapter 100, RSMo, or chapter 353, RSMo, **or any other political**
10 **subdivision initiating condemnation proceedings**, which proposes or
11 includes within its provisions or necessitates displacement of persons, when such
12 displacement is not subject to the provisions of the Federal Uniform Relocation
13 and Real Property Acquisition Policies Act of 1970 (42 U.S.C.sections 4601 to
14 4655, as amended) or subsection 1 of this section, shall establish by ordinance or
15 rule a relocation policy which shall include, but not be limited to, the provisions
16 and requirements of subsections 2 to 15 of this section, or in lieu thereof, such
17 relocation policy shall contain provisions and requirements which are equivalent
18 to the requirements of the Federal Uniform Relocation Assistance and Real
19 Property Acquisition Policies Act of 1970 (42 U.S.C. sections 4601 to 4655, as
20 amended).

21 3. As used in this section, the following terms shall mean:

22 (1) "Business", any lawful activity that is conducted:

23 (a) Primarily for the purchase, sale or use of personal or real property or
24 for the manufacture, processing or marketing of products or commodities; or

25 (b) Primarily for the sale of services to the public;

26 (2) "Decent, safe and sanitary dwelling", a dwelling which meets
27 applicable housing and occupancy codes. The dwelling shall:

28 (a) Be structurally sound, weathertight and in good repair;

29 (b) Contain a safe electrical wiring system;

30 (c) Contain an adequate heating system;

31 (d) Be adequate in size with respect to the number of rooms needed to
32 accommodate the displaced person; and

33 (e) For a handicapped person, be free of any barriers which would
34 preclude reasonable ingress, egress or use of the dwelling;

35 (3) "Handicapped person", any person who is deaf, legally blind or
36 orthopedically disabled to the extent that acquisition of another residence
37 presents a greater burden than other persons would encounter or to the extent
38 that modifications to the replacement residence would be necessary;

39 (4) "Initiation of negotiations", the delivery of the initial written offer of

40 just compensation by the acquiring entity, to the owner of the real property, to
41 purchase such real property for the project, or the notice to the person that he
42 will be displaced by rehabilitation or demolition;

43 (5) "Person", any individual, family, partnership, corporation, or
44 association.

45 4. Every urban redevelopment corporation acquiring property within a
46 redevelopment area shall submit a relocation plan as part of the redevelopment
47 plan.

48 5. Unless the property acquisition under the operation of chapter 99,
49 RSMo, chapter 100, RSMo, or chapter 353, RSMo, is subject to federal relocation
50 standards or subsection 1 of this section, the relocation plan shall provide for the
51 following:

52 (1) Payments to all eligible displaced persons, as defined, who occupied
53 the property to be acquired for not less than ninety days prior to the initiation of
54 negotiations who are required to vacate the premises;

55 (2) A program for identifying special needs of displaced persons with
56 specific consideration given to income, age, size of family, nature of business,
57 availability of suitable replacement facilities and vacancy rates of affordable
58 facilities;

59 (3) A program for referrals of displaced persons with provisions for a
60 minimum of three decent, safe and sanitary housing referrals for residential
61 persons or suitable referral sites for displaced businesses, a minimum of ninety
62 days' notice of referral sites for handicapped displaced persons and sixty days'
63 notice of referral sites for all other displaced persons prior to the date such
64 displaced persons are required to vacate the premises, and arrangements for
65 transportation to inspect referral sites; and

66 (4) Every displaced person shall be given a ninety-day notice to vacate,
67 prior to the date such displaced person is required to vacate the premises.

68 6. All displaced residential persons eligible for payments shall be provided
69 with relocation payments based upon one of the following, at the option of the
70 person:

71 (1) A five-hundred-dollar fixed payment; or

72 (2) Actual reasonable costs of relocation including actual moving costs,
73 utility deposits, key deposits, storage of personal property up to one month,
74 utility transfer and connection fees and other initial rehousing deposits including
75 first and last month's rent and security deposit.

76 7. All displaced businesses eligible for payments shall be provided with
77 relocation payments based upon the following, at the option of the business:

78 (1) A one-thousand-five-hundred-dollar fixed payment; or

79 (2) Actual costs of moving including costs for packing, crating,
80 disconnection, dismantling, reassembling and installing all personal equipment
81 and costs for relettering similar signs and similar replacement stationery.

82 8. If a displaced person demonstrates the need for an advance relocation
83 payment, in order to avoid or reduce a hardship, the developer or public agency
84 shall issue the payment subject to such safeguards as are appropriate to ensure
85 that the objective of the payment is accomplished. Payment for a satisfactory
86 claim shall be made within thirty days following receipt of sufficient
87 documentation to support the claim. All claims for relocation payment shall be
88 filed with the displacing agency within six months after:

89 (1) For tenants, the date of displacement;

90 (2) For owners, the date of displacement or the final payment for the
91 acquisition of the real property, whichever is later.

92 9. Any displaced person, who is also the owner of the premises, may waive
93 relocation payments as part of the negotiations for acquisition of the interest held
94 by such person. Such waiver shall be in writing, shall disclose the person's
95 knowledge of the provisions of this section and his entitlement to payment and
96 shall be filed with the acquiring public agency.

97 10. All persons eligible for relocation benefits shall be notified in writing
98 of the availability of such relocation payments and assistance, with such notice
99 to be given concurrently with the notice of referral sites as required in
100 subdivision (3) of subsection 5 of this section.

101 11. Any urban redevelopment corporation, its assigns or transferees,
102 which have been provided any assistance under the operation of chapter 99,
103 RSMo, chapter 100, RSMo, chapter 353, RSMo, or this chapter, with land
104 acquisition by the local governing body, shall be required to make a report to the
105 local governing body or appropriate public agency which shall include, but not be
106 limited to, the addresses of all occupied residential buildings and structures
107 within the redevelopment area and the names and addresses of persons displaced
108 by the redeveloper and specific relocation benefits provided to each person, as
109 well as a sample notice provided to each person.

110 12. An urban redevelopment corporation which fails to comply with the
111 relocation requirements provided in this section shall not be eligible for tax

112 abatement as provided for in chapter 353, RSMo.

113 13. The requirements set out in this section shall be considered minimum
114 standards. In reviewing any proposed relocation plan under the operation of
115 chapter 99, RSMo, chapter 100, RSMo, or chapter 353, RSMo, the local governing
116 body or public agency shall determine the adequacy of the proposal and may
117 require additional elements to be provided.

118 14. Relocation assistance shall not be provided to any person who
119 purposely resides or locates his business in a redevelopment area solely for the
120 purpose of obtaining relocation benefits.

121 15. The provisions of sections 523.200 and 523.205 shall apply to land
122 acquisitions under the operation of chapter 99, RSMo, chapter 100, RSMo, or
123 chapter 353, RSMo, filed for approval, approved or amended on or after August
124 31, 1991, **or any other land acquisition obtained under the provisions of**
125 **this chapter.**

✓

Bill

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