

SENATE BILL NO. 507

103RD GENERAL ASSEMBLY

INTRODUCED BY SENATOR SCHROER.

1721S.011

KRISTINA MARTIN, Secretary

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Section A. Section 441.043, RSMo, is repealed and one new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

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

2. No county or city, or county or city with a charter
7 form of government, shall enact, maintain, or enforce any
8 ordinance or resolution that:

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

14 (2) Prohibits landlords from using income-qualifying
15 methods, credit scores, credit reports, eviction or property
16 damage history, or prohibits landlords from requesting such
17 information, to determine whether to rent or lease a
18 property to a prospective tenant;

19 (3) Prohibits landlords from requesting criminal
20 records from a prospective tenant;

21 (4) Limits the amount of security deposit a landlord
22 may require from a prospective tenant; or

23 (5) Requires tenants to automatically receive the
24 right of first refusal.

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

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

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

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

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