

HB 1330 -- SECURITY DEPOSITS IN RENTAL AGREEMENTS

SPONSOR: Cross

COMMITTEE ACTION: Voted "Do Pass" by the Standing Committee on Emerging Issues by a vote of 9 to 2. Voted "Do Pass" by the Select Standing Committee on General Laws by a vote of 8 to 0.

This bill specifies that a landlord and tenant may agree in the rental agreement to withhold from the security deposit an amount or fee for specific services that may be required to return the rental premises to its condition at the commencement of the tenancy. Currently, a landlord is authorized to withhold only the amount that is reasonably necessary to restore the dwelling unit to its condition at the commencement of the tenancy, ordinary wear and tear excepted.

PROPONENTS: Supporters say that the bill will clarify that landlords and tenants can agree on an amount or fee to withhold from security deposits to clean or repair specific items such as carpets. It eliminates a disagreement about normal wear and tear by allowing for more specific contractual agreements.

Testifying for the bill were Representative Cross; Missouri Association of Realtors; and Matt Woessner.

OPPONENTS: There was no opposition voiced to the committee.