

# HOUSE BILL NO. 1661

## 98TH GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE SPENCER.

4180H.011

D. ADAM CRUMBLISS, Chief Clerk

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### AN ACT

To amend chapter 442, RSMo, by adding thereto one new section relating to homeowner associations.

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

Section A. Chapter 442, RSMo, is amended by adding thereto one new section, to be  
2 known as section 442.406, to read as follows:

**442.406. 1. If a piece of property is subject to a homeowner's association, the seller**  
2 **of that property shall provide a copy of the covenants restricting that property at all**  
3 **showings of the home and at the time of closing upon the sale of the home. The covenants**  
4 **shall be in a document separate from all other purchasing documents in an easy-to-read**  
5 **format.**

6 **2. Any covenants on the land shall be updated every three years to reflect changes**  
7 **in the law.**

8 **3. Any moneys being spent and any income received by a homeowner's association**  
9 **shall be disclosed to the residents on an annual basis.**

10 **4. If after two years there is no construction in the development subject to the**  
11 **homeowner's association, the homeowner's association shall be turned over to the existing**  
12 **residents.**

13 **5. Annually, the homeowner's association shall provide the residents with a face-to-**  
14 **face meeting within ten miles of the subdivision.**

15 **6. Every three years, there shall be an independent audit of the homeowner's**  
16 **association.**

17 **7. A builder shall not sell common land that is deeded to the homeowner's**  
18 **association.**

EXPLANATION — Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

19           **8. Any extra fees charged in addition to the annual homeowner's association fee**  
20 **shall be disclosed.**

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