



## Missouri House of Representatives

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### Missouri House Passes HB 939 to Protect Housing Affordability

**JEFFERSON CITY, Mo.** – The Missouri House of Representatives has passed **HB 939**, a bill sponsored by State Representative Mike Jones, aimed at preserving housing affordability by preventing local governments from imposing costly building design mandates and regulations that could price out homebuyers and slow development.

“We have a crisis in affordable housing in our state,” Rep. Jones, R-Kansas City, said. “The median home price in Missouri has soared to \$459,000, putting homeownership out of reach for many families. HB 939 ensures that unnecessary green energy mandates do not make it even harder for Missourians to afford a home.”

HB 939 ensures that counties and municipalities cannot enact or maintain policies requiring owners, builders, or developers of one- or two-family dwellings to implement construction practices intended to enhance sustainability, energy efficiency, and environmental responsiveness if such mandates threaten the affordability of housing construction, maintenance, repair, or renovation.

Supporters argue the bill is necessary to maintain affordability and regulatory stability. They point to Kansas City as a cautionary example, where a local energy efficiency ordinance resulted in a 54% drop in building permits and a sharp decline in active builders. Before the new code went into effect, 98 companies were pulling permits—afterward, that number fell to just 22.

"For every \$1,000 added to a home's price, 1,840 Missouri families are priced out," Jones said. "These mandates drive up costs while offering minimal savings—taking 90 years to break even. In areas enforcing them, building permits have dropped, shrinking supply and pushing prices even higher. This bill restores consumer choice and keeps homeownership within reach."

Following a vote of 104-47 in the House, HB 939 now heads to the Missouri Senate for further consideration.

*Representative Mike Jones, a Republican, represents part of Platte County (District 12) in the Missouri House of Representatives, including Parkville, Platte Woods, Riverside, Houston Lake, and*

*part of Kansas City. He was elected to his first term in November of 2024. For more information, please contact Rep. Jones' office at 573-751-9760 or by email at [Mike.Jones@House.Mo.Gov](mailto:Mike.Jones@House.Mo.Gov).*

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