

SECOND REGULAR SESSION

HOUSE BILL NO. 2206

91ST GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE FRASER.

Read 1st time March 14, 2002, and 1000 copies ordered printed.

TED WEDEL, Chief Clerk

3119L.01I

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to rental increases, with a penalty provision.

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

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be known as section 441.235, to read as follows:

441.235. 1. A lessor shall provide at least ninety day's notice to any lessee of any proposed rental increase in the lessee's monthly rent if the average monthly rent paid or expected to be paid over the twelve months following the effective date of such proposed increase exceeds by more than five percent the average monthly rent for the twelve-month period immediately preceding the effective date of the proposed increase. If such notice is not given, the lessee shall be allowed to pay the lessor a monthly rent equal to the average monthly rent for the twelve-month period immediately preceding the effective date of the proposed rental increase and the lessor shall be subject to a fine in an amount not to exceed five thousand dollars for each such violation. A rental increase which is effective for at least one day in a month shall be considered in effect for the entire month.

2. A lessor shall provide at least one hundred eighty day's notice to the lessee of any proposed sale or change in the residential or commercial nature of the property where the lessee resides. If such notice is not given at least one hundred eighty days before the closing, conversion or legal date of the change in residential or commercial nature, the lessor shall pay to the lessee an amount equal to six months rent and shall be subject to a fine in an amount not to exceed five thousand dollars for each such violation.

3. Any fine collected pursuant to this section shall be paid to the state school fund.

18 **4. Every lease of residential property entered into after August 28, 2002, shall**
19 **clearly state the requirements and obligations of lessors pursuant to this section.**