

SECOND REGULAR SESSION

HOUSE BILL NO. 2066

93RD GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE SKAGGS.

Read 1st time March 29, 2006 and copies ordered printed.

STEPHEN S. DAVIS, Chief Clerk

3508L.04I

AN ACT

To repeal section 82.1050, RSMo, and to enact in lieu thereof one new section relating to registration of landlords, with penalty provisions.

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

Section A. Section 82.1050, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 82.1050, to read as follows:

82.1050. 1. Beginning January 1, [2001] **2007**, any landlord who leases real property located in any **home rule** city with [a population of] more than four hundred thousand inhabitants **and located in more than one county** shall submit a registration form to the governing body of such city pursuant to this section. **The city shall collect a fee of ten dollars for each single housing unit and twenty-five dollars for each multiple housing unit to be registered under a single legal representative. All registration fees shall be collected once upon the initial registration or upon a change of legal representatives, and shall not be construed to be a license fee or a recurring fee.**

2. The registration form shall be developed by the governing body of such city and shall contain:

(1) The name, personal address, business address and telephone numbers of the landlord;

(2) The address of each property located in the city that is owned and leased by the landlord; and

(3) The name, address and phone number of a person who will serve as a legal representative of the landlord for purposes of receiving public safety violations, code violations

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.

16 or other violations of any kind involving the property listed pursuant to subdivision (2) of this
17 subsection. In the event no legal representative is named pursuant to this subdivision, the
18 landlord shall serve as his or her own legal representative for purposes of this subdivision. **Any**
19 **person serving as a legal representative shall reside in or shall have a legal representative**
20 **who resides in the city wherein the property is located.**

21 3. The city shall compile the registration forms submitted pursuant to this section for the
22 purposes of ensuring greater efficiency in compliance with, and enforcement of, local public
23 safety and code regulations. On or before [July 1, 2002] **April 1, 2008**, and on or before every
24 July first thereafter, the city shall issue a report to the governor, the speaker of the house of
25 representatives and the president pro tempore of the senate as to the effectiveness of the
26 compilation of the forms in ensuring greater efficiency in compliance with, and enforcement of,
27 public safety and code regulations.

28 4. [This section shall be of no force and effect on or after January 1, 2006.] **Each period**
29 **of twenty-nine days that a landlord fails to register under this section shall constitute a**
30 **separate violation. Each violation of this section shall be punishable by a fine of not less**
31 **than two hundred fifty dollars nor more than one thousand dollars.**

32 5. **Property not registered under a legal representative under this section shall be**
33 **considered vacated by the owner, and the governing body of the city shall post notification**
34 **that the property is considered vacant. Before any such property may be reoccupied, the**
35 **city shall issue a city occupancy permit. Renewal of an occupancy permit shall not require**
36 **any inspection, but the applicant shall pay double the amount required for the initial**
37 **registration of the property under this section.**

38 6. **Any owner or partial owner of real property requiring a legal representative**
39 **under this section that does not have a legal representative shall not have the right to**
40 **purchase any property sold for the collection of taxes or held within the land trust of any**
41 **county or municipality in this state. If any such owner or partial owner makes such a**
42 **purchase, the sale shall be considered void and the title to the property shall be returned**
43 **to the taxing jurisdiction or the land trust, and the purchaser shall forfeit the purchase**
44 **price.**

45 7. **For purposes of this section, "owner" means the owner of record as recorded**
46 **with the county recorder of deeds at the time and date that the violation of this section**
47 **becomes a matter of record in the city in which the property is located. Subsequent**
48 **property transfers shall not affect any actions assigned to the city, owner, or legal**
49 **representative under this section.**

50 8. **The registration fee and designation of a legal representative for any real**
51 **property owned by a limited liability company, corporation, or partnership shall be the**

52 responsibility of the owner's representative as registered with the office of the secretary of
53 state.

54 **9. A designated legal representative may resign such position upon notification to**
55 **the city clerk or the clerk's assignee upon the form supplied by the clerk and upon**
56 **notification to the owner of record. Such notice may be provided by registered mail and**
57 **shall be given at least thirty calendar days before the effective date of the resignation. Such**
58 **resignation shall not void any violations or penalties applicable to violations before the date**
59 **of resignation.**

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