

FIRST REGULAR SESSION
HOUSE COMMITTEE SUBSTITUTE FOR
HOUSE BILL NO. 1189
99TH GENERAL ASSEMBLY

2293H.02C

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To amend chapter 67, RSMo, by adding thereto two new sections relating to inspections of private residences.

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

Section A. Chapter 67, RSMo, is amended by adding thereto two new sections, to be known as sections 67.5055 and 67.5056, to read as follows:

67.5055. 1. No city or county shall adopt, enforce, or maintain a residential property licensing ordinance or resolution that includes a requirement for periodic interior inspections of privately owned residential property for city or county code violations unless the lawful occupant has consented to such interior inspections. This subsection shall not apply to inspections of mixed-use residential and commercial property. This subsection shall not prohibit a city or county from conducting plan reviews, periodic construction inspections, or final occupancy inspections as required by building permits. No city shall adopt, enforce, or maintain an occupational permit requirement regarding interior spaces, other than safety-related requirements, that are more stringent or restrictive than county ordinances or state statutes.

2. Any lawful occupant residing in privately owned residential housing located within the corporate limits of a city may request an inspection at any time by the city or, if the property is located in the unincorporated area of the county, by the county to determine code violations.

67.5056. Notwithstanding any provision of law to the contrary, no political subdivision can require a seller or transferor of private residential property to obtain an inspection of the private residence in order to sell or transfer the property.

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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.