

HCS HB 1189 -- INSPECTION OF PRIVATE RESIDENCES

SPONSOR: Cross

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Local Government by a vote of 8 to 4.

This bill prohibits a city or county from adopting or enforcing a residential property licensing ordinance that includes a requirement for periodic interior inspections of privately-owned residential property for city or county code violations. An occupant of privately-owned residential housing may request a city or county inspection at any time to determine code violations.

PROPOSERS: Supporters say that the primary purpose of the bill is to make interior inspections optional for tenants. The cities that are leading the inspection movement have citizens that are angry over blighted properties reducing property values.

Testifying for the bill were Representative Cross; Steve Vogel; Caramarie Gibson; Stephen Summers; Kim Tucker, Mid-America Association of Real Estate Investors; Matt Roberds; Michelle Winberry; and the Missouri Association of Realtors.

OPPOSERS: Those who oppose the bill say that it is not really a good idea to lump all the ordinances into the same framework, especially if the intent is to go after troubled properties only, not regular landlords and renters.

Testifying against the bill was the Municipal League of Metro St. Louis.