

House _____ Amendment NO. _____

Offered By

1 AMEND House Committee Substitute for Senate Bill No. 182, Page 2, Section 135.1670, Line 48,
2 by inserting after said section and line the following:

3
4 "140.190. 1. On the day mentioned in the notice, the county collector shall commence the
5 sale of such lands, and shall continue the same from day to day until each parcel assessed or
6 belonging to each person assessed shall be sold as will pay the taxes, interest and charges thereon, or
7 chargeable to such person in said county.

8 2. The person or land bank agency offering at said sale to pay the required sum for a tract
9 shall be considered the purchaser of such land; provided, no sale shall be made to any person or
10 designated agent who is currently delinquent on any tax payments on any property, other than a
11 delinquency on the property being offered for sale, and who does not sign an affidavit stating such at
12 the time of sale. Failure to sign such affidavit as well as signing a false affidavit may invalidate
13 such sale. No bid shall be received from any person not a resident of the state of Missouri or a
14 foreign corporation or entity all deemed nonresidents. A nonresident shall file with said collector an
15 agreement in writing consenting to the jurisdiction of the circuit court of the county in which such
16 sale shall be made, and also filing with such collector an appointment of some citizen of said county
17 as agent of said nonresident, and consenting that service of process on such agent shall give such
18 court jurisdiction to try and determine any suit growing out of or connected with such sale for taxes.
19 After the delinquent auction sale, any certificate of purchase shall be issued to the agent. After
20 meeting the requirements of section 140.405, the property shall be conveyed to the agent on behalf
21 of the nonresident, and the agent shall thereafter convey the property to the nonresident.

22 3. All such written consents to jurisdiction and selective appointments shall be preserved by
23 the county collector and shall be binding upon any person or corporation claiming under the person
24 consenting to jurisdiction and making the appointment herein referred to; provided further, that in
25 the event of the death, disability or refusal to act of the person appointed as agent of said
26 nonresident the county clerk shall become the appointee as agent of said nonresident.

27 4. No person shall be eligible to offer to purchase lands under this section unless such
28 person has, no later than ten days before the sale date, demonstrated to the satisfaction of the official
29 charged by law with conducting the sale that the person is not the owner of any parcel of real
30 property that has two or more violations of the municipality's building or housing codes. A
31 prospective bidder may make such a demonstration by presenting statements from the appropriate
32 collection and code-enforcement officials of the municipality. This subsection shall not apply to any
33 taxing authority or land bank agency, and entities shall be eligible to bid at any sale conducted under
34 this section without making such a demonstration.

35 140.980. 1. Sections 140.980 to 140.1015 shall be known and may be cited as the "Land
36 Bank Act".

Action Taken _____ Date _____

1 2. As used in sections 140.980 to 140.1015, the following terms mean:

2 (1) "Ancillary parcel", a parcel of real estate acquired by a land bank agency other than any
3 sale conducted under section 140.190, 140.240, or 140.250;

4 (2) "Land bank agency", an agency established by a city under the authority of section
5 140.981;

6 (3) "Land taxes", taxes on real property or real estate, including the taxes both on land and
7 the improvements thereon;

8 (4) "Political subdivision", any county, city, town, village, school district, library district, or
9 any other public subdivision or public corporation that has the power to tax;

10 (5) "Reserve period taxes", land taxes assessed against any parcel of real estate sold or
11 otherwise disposed of by a land bank agency for the first three tax years following such sale or
12 disposition;

13 (6) "Tax bill", real estate taxes and the lien thereof, whether general or special, levied and
14 assessed by any taxing authority;

15 (7) "Taxing authority", any governmental, managing, administering, or other lawful
16 authority, now or hereafter empowered by law to issue tax bills.

17 140.981. 1. Any home rule city with more than seventy-one thousand but fewer than
18 seventy-nine thousand inhabitants may establish a land bank agency for the management, sale,
19 transfer, and other disposition of interests in real estate owned by such land bank agency. Any such
20 land bank agency shall be established to foster the public purpose of returning land, including land
21 that is in a nonrevenue-generating, nontax-producing status, to use in private ownership. A city may
22 establish a land bank agency by ordinance, resolution, or rule, as applicable.

23 2. A land bank agency shall not own any interest in real estate located wholly or partially
24 outside the city that established the land bank.

25 3. The beneficiaries of the land bank agency shall be the taxing authorities that held or
26 owned tax bills against the respective parcels of real estate acquired by such land bank agency
27 pursuant to a sale conducted under section 140.190, 140.240, or 140.250, and their respective
28 interests in each parcel of real estate shall be to the extent and in proportion to the priorities
29 determined by the court on the basis that the principal amount of their respective tax bills bore to the
30 total principal amount of all of the tax bills described in the judgment.

31 4. A land bank agency created under the land bank act shall be a public body corporate and
32 politic and shall have permanent and perpetual duration until terminated and dissolved in
33 accordance with the provisions of section 140.1012.

34 140.982. The governing body of the city establishing a land bank agency, or the chief
35 administrative officer of the city establishing a land bank agency, shall have the power to organize
36 and reorganize the executive, administrative, clerical, and other departments of the land bank
37 agency and to fix the duties, powers, and compensation of all employees, agents, and consultants of
38 the land bank agency. A land bank agency may employ a secretary, an executive director, its own
39 counsel and legal staff, technical experts, and other agents and employees, permanent or temporary,
40 as it may require and may determine the qualifications and fix the compensation and benefits of
41 such persons. A land bank agency may also enter into contracts and agreements with political
42 subdivisions for staffing services to be provided to the land bank agency by political subdivisions or
43 agencies or departments thereof, or for a land bank agency to provide such staffing services to
44 political subdivisions or agencies or departments thereof.

45 140.983. A land bank agency established under the land bank act shall have all powers
46 necessary or appropriate to carry out and effectuate the purposes and provisions of the land bank act,
47 including the following powers in addition to those herein otherwise granted:

48 (1) To adopt, amend, and repeal bylaws for the regulation of its affairs and the conduct of its
49 business;

1 (2) To sue and be sued, in its own name, and plead and be impleaded in all civil actions
2 including, but not limited to, actions to clear title to property of the land bank agency;

3 (3) To adopt a seal and to alter the same at pleasure;

4 (4) To borrow from private lenders, political subdivisions, the state, and the federal
5 government as may be necessary for the operation and work of the land bank agency;

6 (5) To issue notes and other obligations according to the provisions of this chapter;

7 (6) To procure insurance or guarantees from political subdivisions, the state, the federal
8 government, or any other public or private sources of the payment of any bond, note, loan, or other
9 obligation, or portion thereof, incurred by the land bank agency and to pay any fees or premiums in
10 connection therewith;

11 (7) To enter into contracts and other instruments necessary, incidental, or convenient to the
12 performance of its duties and the exercise of its powers including, but not limited to, agreements
13 with other land bank agencies and with political subdivisions for the joint exercise of powers under
14 this chapter;

15 (8) To enter into contracts and other instruments necessary, incidental, or convenient to:

16 (a) The performance of functions by the land bank agency on behalf of political
17 subdivisions, or agencies or departments thereof; or

18 (b) The performance by political subdivisions, or agencies or departments thereof, of
19 functions on behalf of the land bank agency;

20 (9) To make and execute contracts and other instruments necessary or convenient to the
21 exercise of the powers of the land bank agency. Any contract or instrument if signed both by the
22 executive director of the land bank agency and by the secretary, assistant secretary, treasurer, or
23 assistant treasurer of the land bank agency, or by an authorized facsimile signature of any such
24 positions, shall be held to have been properly executed for and on its behalf;

25 (10) To procure insurance against losses in connection with the property, assets, or activities
26 of the land bank agency;

27 (11) To invest the moneys of the land bank agency, including amounts deposited in reserve
28 or sinking funds, at the discretion of the land bank agency in instruments, obligations, securities, or
29 property determined proper by the land bank agency and to name and use depositories for its
30 moneys;

31 (12) To enter into contracts for the management of, the collection of rent from, or the sale of
32 the property of the land bank agency;

33 (13) To design, develop, construct, demolish, reconstruct, rehabilitate, renovate, relocate,
34 equip, furnish, and otherwise improve real property or rights or interests in real property held by the
35 land bank agency;

36 (14) To fix, charge, and collect rents, fees, and charges for the use of the property of the land
37 bank agency and for services provided by the land bank agency;

38 (15) To acquire property, whether by purchase, exchange, gift, lease, or otherwise, except
39 not property not wholly located in the city that established the land bank agency; to grant or acquire
40 licenses and easements; and to sell, lease, grant an option with respect to, or otherwise dispose of,
41 any property of the land bank agency;

42 (16) To enter into partnerships, joint ventures, and other collaborative relationships with
43 political subdivisions and other public and private entities for the ownership, management,
44 development, and disposition of real property, except not for property not wholly located in the city
45 that established the land bank agency; and

46 (17) Subject to the other provisions of this chapter and all other applicable laws, to do all
47 other things necessary or convenient to achieve the objectives and purposes of the land bank agency
48 or other laws that relate to the purposes and responsibility of the land bank agency.

49 140.984. 1. The income of a land bank agency shall be exempt from all taxation by the state

1 and by any of its political subdivisions. Upon acquiring title to any real estate, a land bank agency
 2 shall immediately notify the county assessor and the county collector of such ownership, and such
 3 real estate shall be exempt from all taxation during the land bank agency's ownership thereof, in the
 4 same manner and to the same extent as any other publicly owned real estate. Upon the sale or other
 5 disposition of any real estate held by it, the land bank agency shall immediately notify the county
 6 assessor and the county collector of such change of ownership. However, that such tax exemption
 7 for improved and occupied real property held by the land bank agency as a lessor pursuant to a
 8 ground lease shall terminate upon the first occupancy, and the land bank agency shall immediately
 9 notify the county assessor and the county collector of such occupancy.

10 2. A land bank agency may acquire real property or interests in property by gift, devise,
 11 transfer, exchange, foreclosure, lease, purchase, or otherwise on terms and conditions and in a
 12 manner the land bank agency considers proper.

13 3. A land bank agency may acquire property by purchase contracts, lease purchase
 14 agreements, installment sales contracts, and land contracts and may accept transfers from political
 15 subdivisions upon such terms and conditions as agreed to by the land bank agency and the political
 16 subdivision. A land bank agency may bid on any parcel of real estate offered for sale, offered at a
 17 foreclosure sale under sections 140.220 to 140.250, or offered at a sale conducted under section
 18 140.190, 140.240, or 140.250. Notwithstanding any other law to the contrary, any political
 19 subdivision may transfer to the land bank agency real property and interests in real property of the
 20 political subdivision on such terms and conditions and according to such procedures as determined
 21 by the political subdivision.

22 4. A land bank agency shall maintain all of its real property in accordance with the laws and
 23 ordinances of the jurisdictions in which the real property is located.

24 5. Upon issuance of a deed of a delinquent land tax auction under subsection 4 of section
 25 140.250, subsection 5 of section 140.405, or other sale conducted under section 140.190, 140.240,
 26 or 140.250 of a parcel of real estate to a land bank agency, the land bank agency shall pay the
 27 amount of the land bank agency's bid that exceeds the amount of all tax bills included in the
 28 judgment, interest, penalties, attorney's fees, taxes, and costs then due thereon. If the real estate is
 29 acquired in a delinquent land tax auction, such excess shall be applied and distributed in accordance
 30 with section 140.230. Upon issuance of a deed, the county collector shall mark the tax bills
 31 included in the judgment as "cancelled by sale to the land bank" and shall take credit for the full
 32 amount of such tax bills, including principal amount, interest, penalties, attorney's fees, and costs,
 33 on his or her books and in his or her statements with any other taxing authorities.

34 6. A land bank shall not own real property unless the property is wholly located within the
 35 boundaries of the city that established the land bank agency.

36 140.985. 1. A land bank agency shall hold in its own name all real property acquired by
 37 such land bank agency irrespective of the identity of the transferor of such property.

38 2. A land bank agency shall maintain and make available for public review and inspection
 39 an inventory and history of all real property the land bank agency holds or formerly held. This
 40 inventory and history shall be available on the land bank agency's website and include at a
 41 minimum:

42 (1) Whether a parcel is available for sale;

43 (2) The address of the parcel if an address has been assigned;

44 (3) The parcel number if no address has been assigned;

45 (4) The year that a parcel entered the land bank agency's inventory;

46 (5) Whether a parcel has sold; and

47 (6) If a parcel has sold, the name of the person or entity to which it was sold.

48 3. The land bank agency shall determine and set forth in policies and procedures the general
 49 terms and conditions for consideration to be received by the land bank agency for the transfer of real

1 property and interests in real property. Consideration may take the form of monetary payments and
2 secured financial obligations, covenants, and conditions related to the present and future use of the
3 property; contractual commitments of the transferee; and such other forms of consideration as the
4 land bank agency determines to be in the best interest of its purpose.

5 4. A land bank agency may convey, exchange, sell, transfer, lease, grant, release and demise,
6 pledge, and hypothecate any and all interests in, upon, or to property of the land bank agency. A
7 land bank agency may gift any interest in, upon, or to property to the city that established the land
8 bank agency.

9 5. A city may, in its resolution or ordinance creating a land bank agency, establish a
10 hierarchical ranking of priorities for the use of real property conveyed by such land bank agency,
11 subject to subsection 7 of this section, including, but not limited to:

12 (1) Use for purely public spaces and places;

13 (2) Use for affordable housing;

14 (3) Use for retail, commercial, and industrial activities;

15 (4) Use as wildlife conservation areas; and

16 (5) Such other uses and in such hierarchical order as determined by such city.

17
18 If a city, in its resolution or ordinance creating a land bank agency, establishes priorities for the use
19 of real property conveyed by the land bank agency, such priorities shall be consistent with and no
20 more restrictive than municipal planning and zoning ordinances.

21 6. The land bank agency may delegate to officers and employees the authority to enter into
22 and execute agreements, instruments of conveyance, and all other related documents pertaining to
23 the conveyance of property by the land bank agency.

24 7. A land bank agency shall only accept written offers equal to or greater than the full
25 amount of all tax bills, interest, penalties, attorney's fees, and costs on real property to purchase the
26 real property held by the land bank agency.

27 8. When any parcel of real estate acquired by a land bank agency is sold or otherwise
28 disposed of by such land bank agency, the proceeds therefrom shall be applied and distributed in the
29 following order:

30 (1) To the payment of the expenses of the sale;

31 (2) To fulfill the requirements of the resolution, indenture, or other financing documents
32 adopted or entered into in connection with bonds, notes, or other obligations of the land bank
33 agency, to the extent that such requirements may apply with respect to such parcel of real estate;

34 (3) To the balance to be retained by the land bank agency to pay the salaries and other
35 expenses of such land bank agency and of its employees as provided for in its annual budget; and

36 (4) Any funds in excess of those necessary to meet the expenses of the annual budget of the
37 land bank agency in any fiscal year and a reasonable sum to carry over into the next fiscal year to
38 assure that sufficient funds will be available to meet initial expenses for that next fiscal year,
39 exclusive of net profit from the sale of ancillary parcels, shall be paid to the respective taxing
40 authorities that, at the time of the distribution, are taxing the real property from which the proceeds
41 are being distributed. The distributions shall be in proportion to the amounts of the taxes levied on
42 the properties by the taxing authorities. Distribution shall be made on January first and July first of
43 each year, and at such other times as the land bank agency may determine.

44 9. When any ancillary parcel is sold or otherwise disposed of by such land bank agency, the
45 proceeds therefrom shall be applied and distributed in the following order:

46 (1) To the payment of all land taxes and related charges then due on such parcel;

47 (2) To the payment of the expenses of sale;

48 (3) To fulfill the requirements of the resolution, indenture, or other financing documents
49 adopted or entered into in connection with bonds, notes, or other obligations of the land bank

1 agency, to the extent that such requirements may apply with respect to such parcel of real estate;

2 (4) To the balance to be retained by the land bank agency to pay the salaries and other
3 expenses of such land bank agency and of its employees as provided for in its annual budget; and

4 (5) Any funds in excess of those necessary to meet the expenses of the annual budget of the
5 land bank agency in any fiscal year and a reasonable sum to carry over into the next fiscal year to
6 assure that sufficient funds will be available to meet initial expenses for that next fiscal year, shall
7 be paid in accordance with subdivision (4) of subsection 8 of this section.

8 10. If a land bank agency owns more than five parcels of real property in a single city block
9 and no written offer to purchase any of those properties has been submitted to the agency in the past
10 twelve months, the land bank shall reduce its requested price for those properties and advertise the
11 discount publicly.

12 140.986. 1. No later than two years from the date it acquired the property, a land bank
13 agency shall either sell, put to a productive use, or show significant progress towards selling or
14 putting to a productive use a parcel of real property. A productive use may be renting the property;
15 demolishing all structures of the property; restoring property of historic value; or using the property
16 for a community garden, park, or other open public space.

17 2. The governing body of the city may grant the land bank agency a one-year extension if
18 the body believes unforeseen circumstances have delayed the sale or productive use of a parcel of
19 property.

20 3. If a land bank agency owns a parcel of real property that does not have a productive use
21 after two years, or does not receive an extension under subsection 2 of this section, the property
22 shall be offered for public sale using the procedures under sections 140.170 to 140.190.

23 140.987. A land bank agency shall ensure that any contract for the sale of residential
24 property owned by the land bank agency shall have a clause that the buyer shall own the property
25 for three years following the buyer's purchase of the property from the land bank. The clause shall
26 state that a violation of those terms makes the buyer civilly liable to the land bank agency for an
27 amount equal to twice the sale price of the property.

28 140.988. 1. A land bank agency may receive funding through grants, gifts, and loans from
29 political subdivisions, the state, the federal government, and other public and private sources.

30 2. Except as otherwise provided in subsections 8 and 9 of section 140.985, a land bank
31 agency may receive and retain payments for services rendered, for rents and leasehold payments
32 received, for consideration for disposition of real and personal property, for proceeds of insurance
33 coverage for losses incurred, for income from investments, and for any other asset and activity
34 lawfully permitted to a land bank agency under the land bank act.

35 3. If a land bank agency sells or otherwise disposes of a parcel of real estate held by it, any
36 land taxes assessed against such parcel for the three tax years following such sale or disposition by
37 such land bank agency that are collected by the county collector in a calendar year and not refunded,
38 less the fees provided under section 52.260 and subsection 4 of this section and less the amounts to
39 be deducted under section 137.720, shall be distributed by the county collector to such land bank
40 agency no later than March first of the following calendar year, provided that land taxes impounded
41 under section 139.031 or otherwise paid under protest shall not be subject to distribution under this
42 subsection. Any amount required to be distributed to a land bank agency under this subsection shall
43 be subject to offset for amounts previously distributed to such land bank agency that were assessed,
44 collected, or distributed in error.

45 4. In addition to any other provisions of law related to collection fees, the county collector
46 shall collect on behalf of the county a fee of four percent of reserve period taxes collected and such
47 fees collected shall be deposited in the county general fund.

48 140.991. 1. There shall be an annual audit of the affairs, accounts, expenses, and financial
49 transactions of a land bank agency by a certified public accountant before April thirtieth of each

1 year, which accountant shall be employed by the land bank agency on or before March first of each
2 year. Certified copies of the audit shall be furnished to the city that established the land bank
3 agency, and the city shall post the audit on its public website. Copies of the audit shall also be
4 available for public inspection at the office of the land bank agency.

5 2. The land bank agency may be performance audited at any time by the state auditor or by
6 the auditor of the city that established the land bank agency. The cost of such audit shall be paid by
7 the land bank agency, and copies shall be made available to the public and posted on the land bank
8 agency's website within thirty days of the completion of the audit.

9 140.997. Except as otherwise provided under state law, the land bank agency meetings shall
10 cause minutes and a record to be kept of all its proceedings. The land bank agency shall be subject
11 to the provisions of chapter 109, chapter 610, and any other applicable provisions of law governing
12 public records and public meetings.

13 140.1000. 1. No employee of a land bank agency shall receive any compensation,
14 emolument, or other profit directly or indirectly from the rental, management, acquisition, sale,
15 demolition, repair, rehabilitation, use, operation, ownership, or disposition of any lands held by such
16 land bank agency other than the salaries, expenses, and emoluments provided for in the land bank
17 act.

18 2. No employee of a land bank agency shall own, directly or indirectly, any legal or
19 equitable interest in or to any lands held by such land bank agency other than the salaries, expenses,
20 and emoluments provided for in sections 140.980 to 140.1015.

21 3. A violation of this section is a felony. Any person found guilty of violating this section
22 shall be sentenced to a term of imprisonment of no less than two years nor more than five years.

23 4. The land bank agency may adopt supplemental rules and regulations addressing potential
24 conflicts of interest and ethical guidelines for land bank agency employees, provided that such rules
25 and regulations are not inconsistent with this chapter or any other applicable law.

26 140.1003. Except as otherwise expressly set forth in sections 140.980 to 140.1015, in the
27 exercise of its powers and duties under the land bank act and its powers relating to property held by
28 the land bank agency, the land bank agency shall have complete control of the property as fully and
29 completely as if it were a private property owner.

30 140.1006. 1. If any ancillary parcel is acquired by a land bank agency and is encumbered
31 by a lien or claim for real property taxes owed to a taxing authority, such taxing authority may elect
32 to contribute to the land bank agency all or any portion of such taxes that are distributed to and
33 received by such taxing authority.

34 2. To the extent that a land bank agency receives payments or credits of any kind
35 attributable to liens or claims for real property taxes owed to a taxing authority, the land bank
36 agency shall remit the full amount of the payments to the county collector for distribution to the
37 appropriate taxing authority.

38 140.1009. 1. A land bank agency shall be authorized to file an action to quiet title under
39 section 527.150 as to any real property in which the land bank agency has an interest. For purposes
40 of any and all such actions, the land bank agency shall be deemed to be the holder of sufficient legal
41 and equitable interests, and possessory rights, so as to qualify the land bank agency as an adequate
42 petitioner in such action.

43 2. Prior to the filing of an action to quiet title, the land bank agency shall conduct an
44 examination of title to determine the identity of any and all persons and entities possessing a claim
45 or interest in or to the real property. Service of the petition to quiet title shall be provided to all such
46 interested parties by the following methods:

47 (1) Registered or certified mail to such identity and address as reasonably ascertainable by
48 an inspection of public records;

49 (2) In the case of occupied real property, by first class mail addressed to "Occupant";

1 (3) By posting a copy of the notice on the real property;

2 (4) By publication in a newspaper of general circulation in the city in which the property is
3 located; and

4 (5) Such other methods as the court may order.

5 3. As part of the petition to quiet title, the land bank agency shall file an affidavit identifying
6 all parties potentially having an interest in the real property and the form of notice provided.

7 4. The court shall schedule a hearing on the petition within ninety days following filing of
8 the petition, and, as to all matters upon which an answer was not filed by an interested party, the
9 court shall issue its final judgment within one hundred twenty days of the filing of the petition.

10 5. A land bank agency shall be authorized to join in a single petition to quiet title one or
11 more parcels of real property.

12 140.1012. 1. A land bank agency may be dissolved as a public body corporate and politic
13 no sooner than sixty calendar days after an ordinance or resolution for such dissolution is passed by
14 the city that established the land bank agency.

15 2. No less than sixty calendar days' advance written notice of consideration of such an
16 ordinance or resolution of dissolution shall be given to the land bank agency, shall be published in a
17 local newspaper of general circulation within such city, and shall be sent certified mail to each
18 trustee of any outstanding bonds of the land bank agency.

19 3. No land bank agency shall be dissolved while there remains any outstanding bonds, notes,
20 or other obligations of the land bank agency unless such bonds, notes, or other obligations are paid
21 or defeased pursuant to the resolution, indenture, or other financing document under which such
22 bonds, notes, or other obligations were issued prior to or simultaneously with such dissolution.

23 4. Upon dissolution of a land bank agency pursuant to this section, all real property,
24 personal property, and other assets of the land bank agency shall be transferred by appropriate
25 written instrument to and shall become the assets of the city that established the land bank agency.
26 Such city shall act expeditiously to return such real property to the tax rolls and shall market and sell
27 such real property using an open, public method that ensures the best possible prices are realized
28 while ensuring such real property is returned to a suitable, productive use for the betterment of the
29 neighborhood in which such real property is located. Any such real property that was acquired by
30 the dissolved land bank agency pursuant to a sale conducted under section 140.190, 140.240, or
31 140.250 shall be held by the city in trust for the tax bill owners and taxing authorities having an
32 interest in any tax liens which were foreclosed, as their interests may appear in the judgment of
33 foreclosure, and, upon the sale or other disposition of any such property by such city, the proceeds
34 therefrom shall be applied and distributed in the following order:

35 (1) To the payment of the expenses of sale;

36 (2) To the reasonable costs incurred by such city in maintaining and marketing such
37 property; and

38 (3) The balance shall be paid to the respective taxing authorities that, at the time of the
39 distribution, are taxing the real property from which the proceeds are being distributed.

40 140.1015. A land bank agency shall neither possess nor exercise the power of eminent
41 domain. A land bank agency shall not have the power to tax.

42 347.048. 1. (1) Any limited liability company that owns and rents or leases real property,
43 or owns unoccupied real property, located within:

44 (a) Any home rule city with a population of more than four hundred thousand inhabitants
45 which is located in more than one county; [Ø]

46 (b) Any home rule city with more than one hundred sixteen thousand but fewer than one
47 hundred fifty-five thousand inhabitants; or

48 (c) Any home rule city with more than seventy-one thousand but fewer than seventy-nine
49 thousand inhabitants

1
2 shall file with that city's clerk an affidavit listing the name and street address of at least one natural
3 person who has management control and responsibility for the real property owned and leased or
4 rented by the limited liability company, or owned by the limited liability company and unoccupied.

5 (2) Within thirty days following the cessation of management control and responsibility of
6 any natural person named in an affidavit described in this section, the limited liability company shall
7 file a successor affidavit listing the name and street address of a natural person successor.

8 2. No limited liability company shall be charged a fee for filing an affidavit or successor
9 affidavit required under this section.

10 3. If a limited liability company required by this section to file an affidavit or a successor
11 affidavit fails or refuses to file such completed affidavit with the appropriate clerk, any person who
12 is adversely affected by the failure or refusal or the home rule city may petition the circuit court in
13 the county where the property is located to direct the execution and filing of such document."; and

14
15 Further amend said bill by amending the title, enacting clause, and intersectional references
16 accordingly.