

HCS SB 36 -- REAL ESTATE

SPONSOR: Riddle (Ross)

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Professional Registration and Licensing by a vote of 11 to 0. Voted "Do Pass" by the Standing Committee on Rules-Administrative Oversight by a vote of 10 to 0.

This bill expands the immunity of real estate licensees to include information about the size or area of a property or of improvements to property if the information was from a source other than the real estate licensee or the seller and the source is disclosed by the licensee. However, such licensee shall not have immunity if he or she knew the information was false, or acted with reckless disregard as to whether such information was true or false.

The bill requires that when a property is subdivided and a new property description is created, the new property description must include the name and, if applicable, the professional license number of the person that created the property description. The bill prohibits a person from submitting for recording any conveyance of subdivided property with a new property description unless it contains the person's name and, if applicable, professional license number.

This bill is similar to HB 106, HCS HB 770 (2019), SS SB 920 and HB 1954 (2018).

PROPONENTS: Supporters say that this bill will give immunity to liability to real estate agents who are given square footage for a house since they are not the ones responsible for the square footage numbers.

Testifying for the bill were Senator Riddle; and the Missouri Association of Realtors.

OPPONENTS: There was no opposition voiced to the committee.