

HB 2336 -- PROPERTY REGULATIONS

SPONSOR: Basye

This bill authorizes certain counties of the first classification to adopt property maintenance regulations and ordinances to ensure the habitability of a rented residence by requiring that it provide structural protection from the elements, access to water service, sewer service, electrical service, heat, and basic security such as locking doors and windows.

The unavailability of a utility service due to nonpayment does not count as a violation of the property maintenance code.

If a county enacts a property maintenance code, the minimum required provisions to be included in the regulations or ordinances are specified in the bill. The property maintenance code requires the county commission to create a process for selecting a designated officer to respond to complaints of a rented residence that threaten the health or safety of the tenants. When a complaint is filed the owner of any rental residence must be served with a notice specifying the condition alleged in the complaint and state a reasonable date abatement of the condition must commence. If work to abate the condition does not commence as determined by the designated officer, the complaint shall be given a hearing before the county commission. If the county commission finds that the rented residence has a dangerous condition that is harmful to the health, safety, or welfare of the tenant, the county commission shall issue an order that the condition be abated. If the owner violates an order issued by the county commission the owner may be punished by a penalty, which shall not exceed a class C misdemeanor.

Currently, the property maintenance code provisions only apply to Boone County.

This bill also authorizes nuisance abatement actions by individuals and neighborhood organizations in Boone County nearly identical to such actions currently authorized in Kansas City and the City of St. Louis.