

FIRST REGULAR SESSION
[TRULY AGREED TO AND FINALLY PASSED]
SENATE COMMITTEE SUBSTITUTE FOR

HOUSE BILL NO. 171

95TH GENERAL ASSEMBLY

0773S.02T

2009

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to payment of rent when a leased residence is destroyed.

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

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be
2 known as section 441.645, to read as follows:

3 **441.645. In the absence of a written contract to the contrary, if a residence is**
4 **destroyed by an act of God, including but not limited to fire or a tornado, or other natural**
5 **disaster or man-made disaster, so long as the tenant was not the person who caused the**
6 **disaster, the tenant shall not be liable to the landlord for rent during the remainder of the**
7 **term of the lease agreement.**

✓

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.