

HB 171 -- LEASE PAYMENTS FOR RESIDENCES AFTER DISASTERS

SPONSOR: Cox

COMMITTEE ACTION: Voted "do pass by consent" by the Committee on Judiciary by a vote of 14 to 0.

This bill exempts a tenant from liability for rent payments during the remainder of the term of the lease agreement when his or her residence is destroyed by an act of God or other natural or man-made disaster unless the tenant caused the disaster.

FISCAL NOTE: No impact on state funds in FY 2010, FY 2011, and FY 2012.

PROPOSERS: Supporters say that tenants shouldn't be required to pay rent if the property is destroyed due to no fault of their own. Paying rent in these cases places an undue burden on the tenants because they continue to pay rent on a place where they aren't living and pay rent on a new place to live.

Testifying for the bill were Representative Cox; Jessica Agnelli, Missouri Trial Lawyers Care; and Missouri Association of Trial Attorneys.

OPPOSERS: There was no opposition voiced to the committee.