

HB 895 -- REAL PROPERTY OWNED BY LIMITED LIABILITY COMPANIES

SPONSOR: Rizzo

This bill authorizes any city, town, village, or county to enact an ordinance requiring any limited liability company that owns and rents or leases real property or owns unoccupied property within the county, city, town, or village to file an affidavit with the clerk of the governing entity listing the name and street address of at least one natural person with management control and responsibility for the real property. Currently, only a limited liability company that owns and rents or leases real property or owns unoccupied real property located in Kansas City must file an affidavit listing the name of at least one person who has management control and responsibility for the property.

The limited liability company must file a successor affidavit within 30 days of a change in the person with management control or responsibility for the real property.

If a limited liability company fails or refuses to file the affidavit, any person adversely affected by the failure or refusal may petition the circuit court in the county where the property is located to direct the completion and filing of the affidavit. The trial must be by the court without a jury. The court must award reasonable attorney fees to the plaintiff upon it ordering execution and filing of the affidavit.