

FIRST REGULAR SESSION

HOUSE BILL NO. 1231

98TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE WALTON GRAY.

2562L.011

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To amend chapter 443, RSMo, by adding thereto one new section relating to delinquent real estate payments.

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

Section A. Chapter 443, RSMo, is amended by adding thereto one new section, to be known as section 443.1000, to read as follows:

443.1000. Subsequent to publication of a notice of foreclosure or a notice of tax sale, any joint tenant, tenant in common, co-owner, or person having an undivided joint, common, or co-interest or title in any lands, buildings, real estate, or real property who shall fail or refuse to contribute his or her pro rata share, in proportion to such joint, common, or co-owner's interest in the subject lands, buildings, real estate, or real property, toward the payment of delinquent real estate taxes or mortgage payments in order to cure a default and to avoid a sale in foreclosure or for delinquent taxes, shall be divested of his or her rights, title, and interest in the subject lands, buildings, real estate, or real property, and his or her share of rights, title, and interest in the subject lands, buildings, real estate, or real property shall vest in the joint tenant, tenant in common, co-owner, or person having an undivided joint or co-interest in such lands, buildings, real estate, or real property, paying such delinquent real estate taxes or delinquent mortgage payments, the payment of which results in the cancellation of such notice of tax or foreclosure sale. The party paying such delinquent taxes or mortgage notes may file an action in the circuit court to declare the defaulting party divested and the paying party vested of such defaulting party's rights, title, and interest in the subject lands, buildings, real estate, or real property.

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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.