

SECOND REGULAR SESSION

HOUSE BILL NO. 2714

98TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE KOLKMEYER.

6812H.011

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To amend chapter 442, RSMo, by adding thereto one new section relating to easements.

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

Section A. Chapter 442, RSMo, is amended by adding thereto one new section, to be
2 known as section 442.016, to read as follows:

3 **442.016. Notwithstanding any provision of law, if a property owner of a landlocked**
4 **piece of real estate has been using an unrecorded easement for fifty years or more, such use**
5 **shall become the easement of record. If such easement involves loss of income to the**
6 **easement property, the landlocked property owner shall be liable for reimbursement. If**
7 **the reimbursement amount cannot be agreed upon by both parties, then an outside**
8 **arbitrator shall be hired, and the arbitrator's fees shall be paid equally between the parties.**

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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.