

FIRST REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 493**  
99TH GENERAL ASSEMBLY

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Reported from the Committee on Small Business and Industry, April 13, 2017, with recommendation that the Senate Committee Substitute do pass.

1124S.03C

ADRIANE D. CROUSE, Secretary.

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**AN ACT**

To repeal section 347.048, RSMo, and to enact in lieu thereof one new section relating to real property owned by limited liability companies.

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

Section A. Section 347.048, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 347.048, to read as follows:

347.048. **1. (1)** Any limited liability company that owns and rents or leases real property, or owns unoccupied real property, located within any home rule city with a population of more than four hundred thousand inhabitants which is located in more than one county **or any city which has chosen to become subject to this section through the adoption of an ordinance stating as such**, shall file with that city's clerk an affidavit listing the name and street address of at least one **natural** person who has management control and responsibility for the real property owned and leased or rented by the limited liability company, or owned by the limited liability company and unoccupied.

**(2) Within thirty days following the cessation of management control and responsibility of any natural person named in an affidavit described under this section, the limited liability company shall file a successor affidavit listing the name and street address of a natural person successor.**

**2. No limited liability company shall be charged a fee for filing an affidavit or successor affidavit required under this section.**

**3. If a limited liability company required under this section to file an affidavit or a successor affidavit fails or refuses to file such completed affidavit with the appropriate clerk, any person who is adversely affected by such failure or refusal or the home rule city may petition the circuit court in the county where the property is located**

22 to direct the execution and filing of such document.

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