

HB 493 -- LIMITED LIABILITY COMPANIES

SPONSOR: Bondon

COMMITTEE ACTION: Voted "Do Pass by Consent" by the Standing Committee on Local Government by a vote of 13 to 0. Voted "Do Pass Not Consent" by the Committee on Consent and House Procedure by a vote of 13 to 0.

Currently, limited liability companies in Kansas City that own or rent real property or own unoccupied property within the city are required to file an affidavit with the city clerk specifying the name and address of a person with management control or responsibility for the real property. This bill clarifies that it must be a street address and must be a natural person.

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

The city cannot charge a fee for the filing of the affidavit or successor affidavit.

If a limited liability company fails or refuses to file the affidavit, any person adversely affected by the failure or refusal, or the city, may petition the circuit court in the county where the property is located to direct the completion and filing of the affidavit.

PROPOSERS: Supporters say that the city needs the name of an actual person to contact for various reasons related to the property so it was necessary to specify "natural" person in the existing law.

Testifying for the bill were Representative Bondon; John Wood, City Of Kansas City; Margaret May, Ivanhoe Neighborhood Council; Holly Dodge, City Of Kansas City Missouri; Missouri Municipal League; Missouri Realtors; and the City Of Independence.

OPPOSERS: There was no opposition voiced to the committee.

This bill is the same as HB 1708 (2016).