

FIRST REGULAR SESSION
HOUSE COMMITTEE SUBSTITUTE FOR
HOUSE BILL NOS. 243 & 544
100TH GENERAL ASSEMBLY

1009H.02C

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to victims of certain crimes.

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

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be
2 known as section 441.920, to read as follows:

441.920. 1. For purposes of this section, the following terms mean:

- 2 **(1) "Domestic violence", as such term is defined in section 455.010;**
3 **(2) "Sexual assault", as such term is defined in section 455.010;**
4 **(3) "Stalking", as such term is defined in section 455.010.**

5 **2. No applicant, tenant, or lessee shall be denied tenancy, be evicted from the**
6 **premises, or found to be in violation of a lease agreement on the basis of or as a direct**
7 **result of the fact that the applicant, tenant, or lessee is, has been, or is in imminent danger**
8 **of becoming a victim of domestic violence, sexual assault, or stalking if the applicant,**
9 **tenant, or lessee otherwise qualifies for tenancy or occupancy in the premises.**

10 **3. In any action brought by a landlord against a tenant under this chapter, chapter**
11 **534, or chapter 535, a tenant shall have an affirmative defense and not be liable for rent**
12 **for the period after which the tenant vacates the premises owned by the landlord if, by a**
13 **preponderance of the evidence, the court finds that the tenant was a victim or was in**
14 **imminent danger of becoming a victim of domestic violence, sexual assault, or stalking and**
15 **the tenant notified the landlord of such according to the provisions of this section.**

16 **4. An applicant, tenant, or lessee shall qualify for the protections under this section**
17 **if he or she provides a statement of such domestic violence, sexual assault, or stalking to**
18 **his or her landlord or the property owner. If the landlord or property owner requests, the**

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.

19 applicant, tenant, or lessee shall provide documentation of the domestic violence, sexual
20 assault, or stalking, which may be in any of the following forms:

21 (1) A document signed by an employee, agent, or volunteer of a victim service
22 provider, an attorney, or a health care professional or mental health professional from
23 whom the victim has sought assistance relating to domestic violence, sexual assault,
24 stalking, or the effects of abuse stating that, under penalty of perjury, the individual
25 believes in the occurrence of the incident of domestic violence, sexual assault, or stalking
26 that is the ground for protection, and that the incident meets the applicable definition of
27 domestic violence, sexual assault, or stalking. Such document shall be signed by the victim;
28 or

29 (2) A record of a federal, state, or local law enforcement agency, including a police
30 report, a court, or an administrative agency pertaining to the alleged incident of domestic
31 violence, sexual assault, or stalking.

32 5. The submission of false information by an applicant, tenant, or lessee under this
33 section may be a basis for a denial of tenancy, eviction, or a violation of a lease agreement.

34 6. Any landlord or property owner may impose a reasonable termination fee on a
35 tenant or lessee who desires to terminate a lease before the expiration date of such lease
36 under the provisions of this section. Such termination fee shall be outlined in the lease
37 agreement.

38 7. The provisions of this section shall only apply to residential properties.

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