

SECOND REGULAR SESSION

[PERFECTED]

HOUSE COMMITTEE SUBSTITUTE FOR

HOUSE BILL NO. 1682

101ST GENERAL ASSEMBLY

3449H.02P

DANA RADEMAN MILLER, Chief Clerk

AN ACT

To repeal section 442.404, RSMo, and to enact in lieu thereof three new sections relating to regulation of real property.

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

Section A. Section 442.404, RSMo, is repealed and three new sections enacted in lieu thereof, to be known as sections 436.337, 442.404, and 535.012, to read as follows:

436.337. Notwithstanding any other provision of law, no political subdivision shall require a property owner to have a home inspection conducted of a residential property regarding the sale of the property. This provision shall not apply to any inspection requirement of new construction or occupancy permits.

442.404. 1. As used in this section, the following terms shall mean:

(1) "Homeowners' association", a nonprofit corporation or unincorporated association of homeowners created under a declaration to own and operate portions of a planned community or other residential subdivision that has the power under the declaration to assess association members to pay the costs and expenses incurred in the performance of the association's obligations under the declaration or tenants-in-common with respect to the ownership of common ground or amenities of a planned community or other residential subdivision. This term shall not include a condominium unit owners' association as defined and provided for in subdivision (3) of section 448.1-103 or a residential cooperative;

(2) "Political signs", any fixed, ground-mounted display in support of or in opposition to a person seeking elected office or a ballot measure excluding any materials that may be attached.

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.

13 2. **(1)** No deed restrictions, covenants, or similar binding agreements running with
14 the land shall prohibit or have the effect of prohibiting the display of political signs.

15 ~~[3-]~~ **(2)** A homeowners' association has the authority to adopt reasonable rules,
16 subject to any applicable statutes or ordinances, regarding the time, size, place, number, and
17 manner of display of political signs.

18 ~~[4-]~~ **(3)** A homeowners' association may remove a political sign without liability if
19 such sign is placed within the common ground, threatens the public health or safety, violates
20 an applicable statute or ordinance, is accompanied by sound or music, or if any other
21 materials are attached to the political sign. Subject to the foregoing, a homeowners'
22 association shall not remove a political sign from the property of a homeowner or impose any
23 fine or penalty upon the homeowner unless it has given such homeowner three days after
24 providing written notice to the homeowner, which notice shall specifically identify the rule
25 and the nature of the violation.

26 **3. (1) No deed restrictions, covenants, or similar binding agreements running**
27 **with the land shall prohibit or have the effect of prohibiting the display of sale signs on**
28 **the property of a homeowner or nearby street corners.**

29 **(2) A homeowners' association has the authority to adopt reasonable rules,**
30 **subject to any applicable statutes or ordinances, regarding the time, size, place, number,**
31 **and manner of display of sale signs.**

32 **(3) A homeowners' association may remove a sale sign without liability if such**
33 **sign is placed within the common ground, threatens the public health or safety, violates**
34 **an applicable statute or ordinance, is accompanied by sound or music, or if any other**
35 **materials are attached to the sale sign. Subject to the foregoing, a homeowners'**
36 **association shall not remove a sale sign from the property of a homeowner or impose**
37 **any fine or penalty upon the homeowner unless it has given such homeowner three days**
38 **after providing written notice to the homeowner, which notice shall specifically identify**
39 **the rule and the nature of the violation.**

535.012. No county, municipality, or other political subdivision shall impose or
2 **enforce a moratorium on eviction proceedings unless specifically authorized by state**
3 **law.**

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