

SECOND REGULAR SESSION  
HOUSE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 1510**  
**99TH GENERAL ASSEMBLY**

5074H.03C

D. ADAM CRUMBLISS, Chief Clerk

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**AN ACT**

To amend chapter 67, RSMo, by adding thereto three new sections relating to political subdivisions.

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

Section A. Chapter 67, RSMo, is amended by adding thereto three new sections, to be  
2 known as sections 67.449, 67.5055, and 67.5056, to read as follows:

**67.449. 1. As used in this section, the following terms mean:**

2 **(1) "Abuse", the infliction of physical, sexual, or emotional harm or injury;**

3 **(2) "Emergency", a sudden or unforeseen situation in which property or human**  
4 **life is in jeopardy that requires immediate action and the prompt summoning of aid;**

5 **(3) "Penalize" includes, but is not limited to, the actual or threatened revocation,**  
6 **suspension, or nonrenewal of a rental license; the actual or threatened assessment of fines;**  
7 **or the actual or threatened eviction or causing the actual or threatened eviction from leased**  
8 **premises;**

9 **(4) "Premises", any parcel of property, residential or commercial; a building or**  
10 **structure, if any, situated on the property; and any portion of the public way that abuts the**  
11 **property if the public way is used in conjunction with the abutting property for the**  
12 **commission of illegal activity;**

13 **(5) "Public nuisance", a continuing act or physical condition that is made,**  
14 **permitted, allowed, or continued by any person or legal entity, a person's or legal entity's**  
15 **agent or servant, or any person or legal entity who aids therein that is detrimental to the**  
16 **safety, welfare, or convenience of the inhabitants of a political subdivision or any act or**  
17 **condition so designated by statute or ordinance;**

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.

18           **(6) "Victim of a crime", a person who suffers personal physical injury or death as**  
19 **a direct result of a crime.**

20           **2. Requests to law enforcement or emergency services for assistance shall not be**  
21 **considered a public nuisance.**

22           **3. (1) No political subdivision shall penalize a resident, tenant, or landlord for a**  
23 **request to law enforcement or emergency services by or on behalf of a victim of abuse, a**  
24 **victim of a crime, or an individual in an emergency if the contact was made with the**  
25 **reasonable belief that intervention or emergency assistance was necessary to prevent the**  
26 **perpetration or escalation of, or to respond to, such abuse, crime, or emergency or if the**  
27 **intervention or emergency assistance was actually needed in response to such abuse, crime,**  
28 **or emergency.**

29           **(2) If a political subdivision enforces or attempts to enforce an ordinance against**  
30 **a resident, tenant, or landlord in violation of subdivision 1 of this subsection, the resident,**  
31 **tenant, or landlord may bring a civil action for a violation of this section and seek an order**  
32 **from a court of competent jurisdiction for any of the following remedies:**

33           **(a) An order requiring the political subdivision to cease and desist the unlawful**  
34 **practice;**

35           **(b) Payment of compensatory damages, provided that a resident, tenant, or**  
36 **landlord shall make a reasonable effort to mitigate any damages;**

37           **(c) Payment of reasonable attorney's fees;**

38           **(d) Payment of court costs; or**

39           **(e) Other equitable relief including, but not limited to, reinstating a rental license**  
40 **or rental permit, as the court may deem appropriate.**

**67.5055. 1. No city or county shall adopt, enforce, or maintain a residential**  
2 **property licensing ordinance or resolution that includes a requirement for periodic interior**  
3 **inspections of privately owned residential property for city or county code violations unless**  
4 **the lawful occupant has consented to such interior inspections. This subsection shall not**  
5 **apply to inspections of mixed-use residential and commercial property. This subsection**  
6 **shall not prohibit a city or county from conducting plan reviews, periodic construction**  
7 **inspections, or final occupancy inspections as required by building permits.**

8           **2. No city shall adopt, enforce, or maintain an occupancy permit requirement**  
9 **regarding interior spaces, other than safety-related requirements, that are more stringent**  
10 **or restrictive than the stricter of either county ordinances or state statutes.**

11           **3. Any lawful occupant residing in privately owned residential housing that is**  
12 **located within the corporate limits of a city may request an inspection at any time by the**

13 city or, if the property is located in the unincorporated area of a county, by the county to  
14 determine code violations.

15 4. No political subdivision shall require any permit, other than an occupancy or  
16 building permit, for work performed on the interior of residential property except as  
17 necessary to protect public safety or welfare. No political subdivision shall charge any fee  
18 for an inspection associated with the installation or removal of household appliances in  
19 residential property.

67.5056. Notwithstanding any provision of law to the contrary, no political  
2 subdivision shall require a seller or transferor of real property to obtain an inspection or  
3 permit of the real property in order to sell or transfer the property.

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