

SECOND REGULAR SESSION  
HOUSE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 2666**  
**99TH GENERAL ASSEMBLY**

5151H.02C

D. ADAM CRUMBLISS, Chief Clerk

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**AN ACT**

To amend chapter 620, RSMo, by adding thereto one new section relating to the approval of development applications.

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

Section A. Chapter 620, RSMo, is amended by adding thereto one new section, to be  
2 known as section 620.1016, to read as follows:

**620.1016. 1. For purposes of this section, the following terms mean:**

2 **(1) "Business", any employer seeking to create at least twenty new full-time jobs**  
3 **by expanding its operations or by relocating from outside this state;**

4 **(2) "Development application", any application for permit; application for zoning;**  
5 **application for a document certifying compliance of a regulation, rule, or ordinance; or**  
6 **other application that is needed to expand or establish a business's operations;**

7 **(3) "State entity", the department of agriculture, department of economic**  
8 **development, department of natural resources, any other department or agency of the**  
9 **state, or any political subdivision of the state or entity thereof.**

10 **2. Notwithstanding any law to the contrary, if any development application is not**  
11 **approved or denied by a state entity within six months of receipt of a complete**  
12 **development application, such development application shall be deemed approved and the**  
13 **business deemed to satisfy the requirements therein.**

14 **3. No state entity shall hinder the establishment or growth of a business for the**  
15 **failure to satisfy any requirement of a development application that was deemed approved**  
16 **under subsection 2 of this section unless the requirement addresses the ongoing conduct**  
17 **of a business and is not related to the establishment or growth of the business.**

18 **4. This section shall not apply to any requirement of a federal regulation or law.**

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           **5. The deemed approval of an application under subsection 2 of this section may**  
20 **be extended after the six-month date if a state entity shows good cause for the needed**  
21 **extension and notifies the business at least one month before such six-month date. A**  
22 **business may challenge this extension by petitioning for a declaratory judgment in the**  
23 **circuit court that has jurisdiction over the proposed expansion or relocation site. The state**  
24 **entity shall have the burden of proving good cause for the extension. Good cause shall not**  
25 **include a delay due to a cause within the state entity's control. If the court finds good**  
26 **cause, it shall grant an extension and postpone the date the application shall be deemed**  
27 **approved under subsection 2 of this section to a date the court deems reasonable. If the**  
28 **court does not find good cause, the application shall be deemed approved on the six-month**  
29 **date.**

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