

SECOND REGULAR SESSION

# HOUSE BILL NO. 2766

## 98TH GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE WALTON GRAY.

5520H.011

D. ADAM CRUMBLISS, Chief Clerk

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### AN ACT

To amend chapter 443, RSMo, by adding thereto one new section relating to delinquent real estate payments.

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

Section A. Chapter 443, RSMo, is amended by adding thereto one new section, to be  
2 known as section 443.1000, to read as follows:

**443.1000. Subsequent to publication of a notice of foreclosure or a notice of tax sale,**  
2 **any joint tenant, tenant in common, co-owner, or person having an undivided joint,**  
3 **common, or co-interest or title in any lands, buildings, real estate, or real property who**  
4 **fails or refuses to contribute his or her pro rata share, in proportion to such joint, common,**  
5 **or co-owner's interest in the subject lands, buildings, real estate, or real property, toward**  
6 **the payment of delinquent real estate taxes or mortgage payments in order to cure a default**  
7 **and to avoid a sale in foreclosure or for delinquent taxes shall be divested of his or her**  
8 **rights, title, and interests in the subject lands, buildings, real estate, or real property, and**  
9 **his or her share of rights, title, and interests in the subject lands, buildings, real estate, or**  
10 **real property shall vest in any joint tenant, tenant in common, co-owner, or person having**  
11 **an undivided joint or co-interest in such lands, buildings, real estate, or real property who**  
12 **pays such delinquent real estate taxes or delinquent mortgage payments that results in the**  
13 **cancellation of such notice of tax or foreclosure sale. The party paying such delinquent**  
14 **taxes or mortgage notes may file an action in circuit court to declare the defaulting party**  
15 **divested and the paying party vested of such defaulting party's rights, title, and interests**  
16 **in the subject lands, buildings, real estate, or real property.**

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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.