

HB 1058 -- Tenant Defaults

Sponsor: Goodman

Under current law, water and sewerage services are deemed to be provided to both the occupant and the owner of the premises receiving the services. The entity providing the services may sue either the occupant, the owner, or both; and the owner of the premises receives notice of termination of water and sewerage services only upon written request for notice. This bill makes it solely the occupant's responsibility to pay for water and sewerage services, allows the providing entity to sue only the occupant for nonpayment, and requires that notice be sent to both the occupant and the owner of the premises receiving the services.

The bill also provides that in rent and possession actions pursuant to Chapter 535, RSMo, the strict notice requirements for termination of month-to-month tenancies in Section 441.060 are not applicable; and cases will be heard by a court without a jury.