

FIRST REGULAR SESSION

HOUSE BILL NO. 504

94TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVES DAUS (Sponsor), KRATKY, VILLA, YOUNG, SCHNEIDER, McGHEE, CASEY, SPRENG, WOOD, VIEBROCK, STEVENSON, LOEHNER, WALLACE, MUNZLINGER, CHAPPELLE-NADAL AND WRIGHT-JONES (Co-sponsors).

Read 1st time January 22, 2007 and copies ordered printed.

D. ADAM CRUMBLISS, Chief Clerk

1119L.02I

AN ACT

To repeal section 535.040, RSMo, and to enact in lieu thereof one new section relating to landlord-tenant actions.

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

Section A. Section 535.040, RSMo, is repealed and one new section enacted in lieu thereof, to be known as section 535.040, to read as follows:

535.040. **1.** Upon the return of the summons executed, the judge shall set the case on the first available court date and shall proceed to hear the cause, and if it shall appear that the rent which is due has been demanded of the tenant, lessee or persons occupying the property, and that payment has not been made, and if the payment of such rent, with all costs, shall not be tendered before the judge, on the hearing of the cause, the judge shall render judgment that the landlord recover the possession of the premises so rented or leased, and also the debt for the amount of the rent then due, with all court costs and shall issue an execution upon such judgment, commanding the officer to put the landlord into immediate possession of the property leased or rented, and to make the debt and costs of the goods and chattels of the defendant. No money judgment shall be granted to the plaintiff if the defendant is in default and service was by the posting procedure provided in section 535.030 unless the defendant otherwise enters an appearance. The officer shall deliver possession of the property to the landlord within five days from the time of receiving the execution, and the officer shall proceed upon the execution to

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.

14 collect the debt and costs, and return the writ, as in the case of other executions. If the plaintiff
15 so elects, the plaintiff may sue for possession alone, without asking for recovery of the rent due.

16 **2. Neither the landlord, nor his or her successors, assigns, agents, nor**
17 **representatives shall be liable to anyone, for any damage or loss to personal property,**
18 **resulting from enforcement of a judgment granting the landlord, successors, assigns,**
19 **agents, or representatives, possession of premises. In addition, the landlord, successors,**
20 **assigns, agents, or representatives shall have the absolute right to dispose of any personal**
21 **property, in any manner deemed reasonable by the landlord, successors, assigns, agents,**
22 **or representatives, in landlord's, successor's, assign's, agent's, or representative's sole**
23 **discretion, under a court-ordered execution for possession of the premises.**

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