

SECOND REGULAR SESSION

# HOUSE BILL NO. 1387

## 94TH GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVES COX (Sponsor), FISHER, SCHAAF, FUNDERBURK, SANDER,  
BIVINS, MUNZLINGER AND SCHARNHORST (Co-sponsors).

Pre-filed December 11, 2007 and copies ordered printed.

D. ADAM CRUMBLISS, Chief Clerk

3576L.01I

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### AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to payment of rent  
when a leased residence is destroyed.

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

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be  
2 known as section 441.645, to read as follows:

**441.645. In the absence of a written contract to the contrary, if a residence is**  
2 **destroyed by an act of God, including but not limited to fire or a tornado, or other natural**  
3 **disaster or man-made disaster, so long as the tenant was not the person who caused the**  
4 **disaster, the tenant shall not be liable to the landlord for rent during the remainder of the**  
5 **term of the lease agreement.**

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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.