

FIRST REGULAR SESSION

HOUSE BILL NO. 753

95TH GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVES LeBLANC (Sponsor), GATSCHENBERGER, ZIMMERMAN,
FLANIGAN, CURLS, PARKINSON, JONES (63), CALLOWAY, SCHIEFFER,
RUCKER AND LAIR (Co-sponsors).

1901L.02I

D. ADAM CRUMBLISS, Chief Clerk

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to notice by a landlord of a foreclosure action.

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 441.105, to read as follows:

441.105. 1. As used in this section, the following terms mean:

2 (1) "Dwelling unit", premises or part thereof occupied, used, or held out for use
3 and occupancy as a place of abode for human beings, whether occupied or vacant;

4 (2) "Rental agreement", any agreement or lease, written or oral, which establishes
5 or modifies the terms, conditions, rules, or any other provisions concerning the use and
6 occupancy of a dwelling unit by one of the parties.

7 2. If a landlord enters into a rental agreement in which the dwelling unit to be
8 rented is part of a property that subsequently becomes subject to a foreclosure action, the
9 landlord shall provide written notice of foreclosure to the tenant within ninety days after
10 the foreclosure action is filed. If a landlord enters into a rental agreement in which the
11 dwelling unit to be rented is subject to a foreclosure action at the time of the entry into the
12 rental agreement, the landlord shall include the written notice of foreclosure in the rental
13 agreement.

14 3. Any landlord of a dwelling unit that is part of a property that is the subject of
15 a foreclosure action shall provide each tenant at that dwelling unit written notice of the

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.

16 **date, time, and place of the sale of the foreclosed property at least ninety days before the**
17 **sale date.**

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