

HB 1108 -- Missouri Conservation Easement Act

Sponsor: Sander

This bill establishes the Missouri Conservation Easement Act which allows for the creation and enforcement of conservation easements designed to preserve the environment and protect certain historical or culturally significant aspects of real property. These easements may be created, conveyed, recorded, assigned, released, modified, terminated, or altered in the same manner as other types of easements; and a court may modify or terminate an easement based on the principles of law and equity. Existing real property interests are not impaired except upon consent of the owner to the conservation easement. Conservation easements are valid in a number of instances not recognized by the common law that are specified in the bill. Retroactive application is mandated to the extent allowed by state and federal law.