

**HOUSE** \_\_\_\_\_ **AMENDMENT NO.** \_\_\_\_\_

**Offered By**

AMEND House Committee Substitute for Senate Bill No. 61, Page 17, Section 140.410, Line 18  
by inserting after all of said Section and Line the following:

“141.210. Sections 141.210 to [141.810] 141.982 shall be known by the short title of  
"Land Tax Collection Law".

141.220. The following words, terms and definitions, when used in sections 141.210 to  
141.810 and sections 141.980 to 141.982, shall have the meanings ascribed to them in this  
section, except where the text clearly indicates a different meaning:

(1) "Appraiser" shall mean a state licensed or certified appraiser licensed or certified  
pursuant to chapter 339 who is not an employee of the collector or collection authority;

(2) "Collector" shall mean the collector of the revenue in any county affected by sections  
141.210 to 141.810 and sections 141.980 to 141.982;

(3) "County" shall mean any county of the first class in this state having a charter form of  
government, any county of the first class not having a charter form of government with a  
population of at least one hundred fifty thousand but less than one hundred sixty thousand and any  
county of the first class not having a charter form of government with a population of at least  
eighty-two thousand but less than eighty-five thousand;

(4) "Court" shall mean the circuit court of any county affected by sections 141.210 to  
141.810 and sections 141.980 to 141.982;

(5) "Delinquent land tax attorney" shall mean a licensed attorney-at-law, employed or  
designated by the collector as hereinafter provided;

(6) "Land bank agency", an agency created under section 141.980;

(7) "Land bank commission", a commission created under section 141.980;

(8) "Land taxes" shall mean taxes on real property or real estate and shall include the  
taxes both on land and the improvements thereon;

[(7)] (9) "Land trustees" and "land trust" shall mean the land trustees and land trust as the  
same are created by and described in section 141.700;

[(8)] (10) "Municipality" shall include any incorporated city or town, or a part thereof,

1 located in whole or in part within a county of class one, which municipality now has or which  
2 may hereafter contain a population of two thousand five hundred inhabitants or more, according to  
3 the last preceding federal decennial census;

4 [(9)] (11) "Person" shall mean any individual, male or female, firm, copartnership, joint  
5 adventure, association, corporation, estate, trust, business trust, receiver or trustee appointed by  
6 any state or federal court, trustee otherwise created, syndicate, or any other group or combination  
7 acting as a unit, and the plural as well as the singular number;

8 (12) "Private sale" and "private foreclosure sale", a sheriff's private foreclosure sale to a  
9 land bank agency under a tax lien foreclosure judgment as provided in sections 141.210 to  
10 141.810 and sections 141.980 to 141.902;

11 [(10)] (13) "School district", "road district", "water district", "sewer district", "levee  
12 district", "drainage district", "special benefit district", "special assessment district", or "park  
13 district" shall include those located within a county as such county is described in subdivision (3)  
14 of this section;

15 [(11)] (14) "Sheriff" and "circuit clerk" shall mean the sheriff and circuit clerk,  
16 respectively, of any county affected by sections 141.210 to 141.810 and sections 141.980 to  
17 141.982;

18 [(12)] (15) "Tax bill" as used in sections 141.210 to 141.810 and sections 141.980 to  
19 141.982 shall represent real estate taxes and the lien thereof, whether general or special, levied  
20 and assessed by any taxing authority;

21 [(13)] (16) "Tax district" shall mean the state of Missouri and any county, municipality,  
22 school district, road district, water district, sewer district, levee district, drainage district, special  
23 benefit district, special assessment district, or park district, located in any municipality or county  
24 as herein described;

25 [(14)] (17) "Tax lien" shall mean the lien of any tax bill as defined in [subdivision (12) of]  
26 this section;

27 [(15)] (18) "Taxing authority" shall include any governmental, managing, administering  
28 or other lawful authority, now or hereafter empowered by law to issue tax bills, the state of  
29 Missouri or any county, municipality, school district, road district, water district, sewer district,  
30 levee district, drainage district, special benefit district, special assessment district, or park district,  
31 affected by sections 141.210 to 141.810 and sections 141.980 to 141.982.

32 141.250. 1. The respective liens of the tax bills for general taxes of the state of Missouri,  
33 the county, any municipality and any school district, for the same tax year, shall be equal and first  
34 liens upon the real estate described in the respective tax bills thereof; provided, however, that the  
35 liens of such tax bills for the latest year for which tax bills are unpaid shall take priority over the

1 liens of tax bills levied and assessed for less recent years, and the lien of such tax bills shall rate in  
2 priority in the order of the years for which they are delinquent, the lien of the tax bill longest  
3 delinquent being junior in priority to the lien of the tax bill for the next most recent tax year.

4 2. All tax bills for other than general taxes shall constitute liens junior to the liens for  
5 general taxes upon the real estate described therein; provided, however, that a tax bill for other  
6 than general taxes, of the more recent issue shall likewise be senior to any such tax bill of less  
7 recent date.

8 3. The proceeds derived from the sale of any lands encumbered with a tax lien or liens, or  
9 held by the land trustees or acquired by a land bank agency a deemed sale under subsection 3 of  
10 section 141.560, by redemption under subsection 3 of section 141.981, by gift under subsection 2  
11 of section 141.980, or by deed from land trustees under subsection 1 of section 141.980, shall be  
12 distributed to the owners of such liens in the order of the seniority of the liens, or their respective  
13 interests as shown by the records of the land trust or such land bank agency. Those holding liens  
14 of equal rank shall share in direct proportion to the amounts of their respective liens.

15 141.290. 1. The collector shall compile lists of all state, county, school, and other tax  
16 bills collectible by him which are delinquent according to his records and he shall combine such  
17 lists with the list filed by any taxing authority or tax bill owner.

18 2. The collector shall assign a serial number to each parcel of real estate in each list and if  
19 suit has been filed in the circuit court of the county on any delinquent tax bill included in any list,  
20 the collector shall give the court docket number of such suit and some appropriate designation of  
21 the place where such suit is pending, and such pending suit so listed in any petition filed pursuant  
22 to the provisions of sections 141.210 to 141.810 and sections 141.980 to 141.982 shall, without  
23 further procedure or court order, be deemed to be consolidated with the suit brought under  
24 sections 141.210 to 141.810 and sections 141.980 to 141.982, and such pending suit shall  
25 thereupon be abated.

26 3. The collector shall deliver such combined lists to the delinquent land tax attorney from  
27 time to time but not later than April the first of each year.

28 4. The delinquent land tax attorney shall incorporate such lists in petitions in the form  
29 prescribed in section 141.410, and shall file such petitions with the circuit clerk not later than June  
30 first of each year.

31 141.300. 1. The collector shall receipt for the aggregate amount of such delinquent tax  
32 bills appearing on the list or lists filed with him under the provisions of section 141.290, which  
33 receipt shall be held by the owner or holder of the tax bills or by the treasurer or other  
34 corresponding financial officer of the taxing authority so filing such list with the collector.

35 2. The collector shall, on or before the fifth day of each month, file with the owner or  
36 holder of any tax bill or with the treasurer or other corresponding financial officer of any taxing

1 authority, a detailed statement, verified by affidavit, of all taxes collected by him during the  
2 preceding month which appear on the list or lists received by him, and shall, on or before the  
3 fifteenth day of the month, pay the same, less his commissions and costs payable to the county, to  
4 the tax bill owner or holder or to the treasurer or other corresponding financial officer of any  
5 taxing authority; provided, however, that the collector shall be given credit for the full amount of  
6 any tax bill which is bid in by the land trustees and where title to the real estate described in such  
7 tax bill is taken by the land trust or where title to the real estate described in such tax bill is taken  
8 by the land bank agency under a deemed sale under subsection 3 of section 141.560.

9 141.320. 1. The collector shall at his option appoint a delinquent land tax attorney at a  
10 compensation of ten thousand dollars per year, or in counties having a county counselor, the  
11 collector shall at his option designate the county counselor and such of his assistants as shall  
12 appear necessary to act as the delinquent land tax attorney.

13 2. A delinquent land tax attorney who is not the county counselor, with the approval of  
14 the collector, may appoint one or more assistant delinquent land tax attorneys at salaries of not  
15 less than two hundred dollars and not more than four hundred dollars per month, and such clerical  
16 employees as may be necessary, at salaries to be fixed by the collector at not less than three  
17 hundred dollars and not more than four hundred dollars per month; and the appointed delinquent  
18 tax attorney may incur such reasonable expenses as are necessary for the performance of his  
19 duties.

20 3. The delinquent land tax attorney and his assistants shall perform legal services for the  
21 collector and shall act as attorney for him in the prosecution of all suits brought for the collection  
22 of land taxes; but they shall not perform legal services for the land trust or any land bank agency.

23 4. Salaries and expenses of a delinquent land tax attorney who is not also the county  
24 counselor, his assistants and his employees shall be paid monthly out of the treasury of the county  
25 from the same funds as employees of the collector whenever the funds provided for by sections  
26 141.150, 141.270, and 141.620 are not sufficient for such purpose.

27 5. The compensation herein provided shall be the total compensation for a delinquent land  
28 tax attorney who is not also a county counselor, his assistants and employees, and when the  
29 compensation received by him or owing to him by the collector exceeds ten thousand dollars in  
30 any one calendar year by virtue of the sums charged and collected pursuant to the provisions of  
31 section 141.150, the surplus shall be credited and applied by the collector to the expense of the  
32 delinquent land tax attorney and to the compensation of his assistants and employees, and any  
33 sum then remaining shall be paid into the county treasury on or before the first day of March of  
34 each year and credited to the general revenue fund of the county.

35 6. A delinquent land tax attorney who is not also the county counselor shall make a return  
36 quarterly to the county commission of such county of all compensation received by him, and of all

1 amounts owing to him by the collector, and of all salaries and expenses of any assistants and  
2 employees, stating the same in detail, and verifying such amounts by his affidavit.

3 141.410. 1. A suit for the foreclosure of the tax liens herein provided for shall be  
4 instituted by filing in the appropriate office of the circuit clerk a petition, which petition shall  
5 contain a caption, a copy of the list so furnished to the delinquent land tax attorney by the  
6 collector, and a prayer. Such petition without further allegation shall be deemed to be sufficient.

7 2. The caption shall be in the following form:

8 In the Circuit Court of ..... County, Missouri,

9 In the Matter of

10 Foreclosure of Liens for Delinquent Land Taxes

11 By Action in Rem.

12 Collector of Revenue of .... County, Missouri,

13 Plaintiff

14 -vs.-

15 Parcels of Land Encumbered with Delinquent Tax Liens

16 Defendants.

17 3. The petition shall conclude with a prayer that all tax liens upon such real estate be  
18 foreclosed; that the court determine the amounts and priorities of all tax bills, together with  
19 interest, penalties, costs, and attorney's fees; that the court order such real estate to either be sold  
20 by the sheriff at public sale as provided by sections 141.210 to 141.810 and sections 141.980 to  
21 141.982 and that thereafter a report of such sale be made by the sheriff to the court for further  
22 proceedings under sections 141.210 to 141.810 and sections 141.980 to 141.982, or be sold by the  
23 sheriff at a private sale to a land bank agency if so designated by such land bank agency within  
24 thirty days after judgment of foreclosure has been entered. Any additional costs relating to such a  
25 private sale incurred by the county shall be reimbursed by such land bank agency to the county  
26 within thirty days after the county submits a bill therefor to such land bank agency.

27 4. The delinquent land tax attorney within ten days after the filing of any such petition,  
28 shall forward by United States registered mail to each person or taxing authority having filed a list  
29 of delinquent tax bills with the collector as provided by sections 141.210 to 141.810 and sections  
30 141.980 to 141.982 a notice of the time and place of the filing of such petition and of the  
31 newspaper in which the notice of publication has been or will be published.

32 5. The petition when so filed shall have the same force and effect with respect to each  
33 parcel of real estate therein described, as a separate suit instituted to foreclose the tax lien or liens  
34 against any one of said parcels of real estate.

35 141.420. 1. Except as otherwise provided in subsection 3 of section 141.520, any person  
36 having any right, title or interest in, or lien upon, any parcel of real estate described in such

petition, may redeem such parcel of real estate by paying to the collector all of the sums mentioned therein, including principal, interest, penalties, attorney's fees and costs then due, at any time prior to the time of the public foreclosure sale or private foreclosure sale of such real estate by the sheriff.

2. In the event of failure to redeem prior to the time of the public foreclosure sale or private foreclosure sale of such parcel by the sheriff, such person shall be barred and forever foreclosed of all his right, title and interest in and to the parcels of real estate described in such petition.

3. Upon redemption, as permitted by this section, the person redeeming shall be entitled to a certificate of redemption from the collector describing the property in the same manner as it is described in such petition, and the collector shall thereupon note on his records the word "redeemed" and the date of such payment opposite the description of such parcel of real estate.

4. The collector shall promptly notify the taxing authority and the delinquent land tax attorney of such redemption, and such payment shall operate as a release of the lien of the tax bill or bills involved and as a dismissal of the suit so far as such tax bill or bills are concerned.

141.430. 1. Upon the filing of such suits with the circuit clerk, the delinquent land tax attorney shall forthwith cause a notice of foreclosure to be published four times, once a week, during successive weeks, and on the same day of each week, in a daily newspaper of general circulation regularly published in such county, qualified according to law for the publication of public notices and advertisements.

2. Such notice shall be in substantially the following form:

NOTICE OF FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES,  
BY ACTION IN REM

Public notice is hereby given that on the ..... day of ....., 20..., the Collector of Revenue of ..... County, Missouri, filed a petition, being suit No. ....., in the Circuit Court of ..... County, Missouri, at ..... (stating the city), for the foreclosure of liens for delinquent land taxes (except liens in favor of the United States of America, if any) against the real estate situated in such county, all as described in said petition.

The object of said suit is to obtain from the Court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of said tax liens thereon (except liens in favor of the United States of America, if any), including principal, interest, penalties, attorneys' fees and costs. Such action is brought against the real estate only and no personal judgment shall be entered therein.

The serial number assigned by the Collector to each parcel of real estate, a description of each such parcel, a statement of the total principal amount of all delinquent tax bills against each such parcel of real estate, all of which, as to each parcel, is more fully set out and itemized in the

1 aforesaid petition, and the name of the last known person appearing on the records of the collector  
2 in whose name said tax bills were listed or charged for the year preceding the calendar year in  
3 which the list described in said petition was filed with the collector, are, respectively, as follows:  
4 (Here set out the respective serial numbers, descriptions, names, and statements of total principal  
5 amounts of tax bills, next above referred to.)

6 The total principal amounts of delinquent taxes set out in this notice do not include the  
7 lawful interest, penalties, attorneys' fees and costs which have accrued against the respective  
8 parcels of real estate, all of which in each case is set out and itemized in the aforesaid petition.

9 Any person or taxing authority owning or holding any tax bill or claiming any right, title or  
10 interest in or to or lien upon any such parcel of real estate, must file an answer to such suit in the  
11 office of the Circuit Clerk of the aforesaid County, and a copy of such answer with the Delinquent  
12 Land Tax Attorney at the office of the Collector of Revenue of said County, on or before the ....  
13 day of ..., 20.., and in such answer shall set forth in detail the nature and amount of such interest  
14 and any defense or objection to the foreclosure of the tax liens, or any affirmative relief he or it  
15 may be entitled to assert with respect thereto.

16 Any person having any right, title or interest in or to, or lien upon, any parcel of such real  
17 estate, may redeem such parcel of real estate by paying all of the sums mentioned therein, to the  
18 undersigned Collector of Revenue, including principal, interest, penalties, attorneys' fees and costs  
19 then due, at any time prior to the time of the public foreclosure sale or the private foreclosure sale  
20 of such real estate by the sheriff.

21 In the event of failure to answer or redeem on or before the date herein fixed as the last  
22 day for filing answer in the suit, by any person having the right to answer or redeem, such person  
23 shall be forever barred and foreclosed as to any defense or objection he might have to the  
24 foreclosure of such liens for delinquent taxes and a judgment of foreclosure may be taken by  
25 default. Redemption may be made, however, up to the time fixed for the holding of sheriff's  
26 public foreclosure sale or the private foreclosure sale of any such real estate, and thereafter there  
27 shall be no equity of redemption and each such person having any right, title or interest in or to, or  
28 any lien upon, any such parcel of real estate described in the petition so failing to answer or  
29 redeem as aforesaid, shall be forever barred and foreclosed of any right, title or interest in or lien  
30 upon or any equity of redemption in said real estate.

31  
32 .....

33  
34 Collector of Revenue .....

35  
36 County, Missouri

.....

Address

.....

Delinquent Land Tax Attorney

.....

Address

.....

First Publication:

.....

141.450. Such notice shall be substantially as follows:

To the person to whom this notice is addressed:

You are the last known person, according to the records in this office, in whose name land taxes were billed or charged, as to one or more parcels of real estate described in a certain petition bearing cause No. .... (fill in number of case) filed in the Circuit Court of .... County, Missouri, at .... (fill in city), on ....., 20.., wherein a foreclosure of the lien of various delinquent tax bills is sought and a court order asked for the purpose of selling said real estate at a public sale or a private sale for payment of all delinquent tax bills, together with interest, penalties, attorney's fees and costs. Publication of notice of such foreclosure was commenced on the .... day of ....., 20.., in .... (here insert name of newspaper), a daily newspaper published in .... (here insert name of city), Missouri.

Unless all delinquent taxes be paid upon the parcels of real estate described in said petition and said real estate redeemed prior to the time of the public foreclosure sale or private foreclosure sale of such real estate by the sheriff, the owner or any person claiming any right, title or interest in or to, or lien upon, any such parcels of real estate, shall be forever barred and foreclosed of all right, title and interest and equity of redemption in and to such parcels of real estate; provided, however, that any such persons shall have the right to file an answer in said suit on or before the .... day of ....., 20.., in the office of the Circuit Clerk and a copy thereof with the Delinquent Land Tax Attorney, setting forth in detail the nature and amount of the interest and any defense or objection to the foreclosure.

Dated .....

.....

Delinquent Land Tax  
Revenue

Collector of

Attorney ..... County, Missouri .....

Address Address



1           141.480. 1. Upon the trial of the cause upon the question of foreclosure, the tax bill,  
2 whether general or special, issued by any taxing authority shall be prima facie proof that the tax  
3 described in the tax bill has been validly assessed at the time indicated by the tax bill and that the  
4 tax is unpaid. Absent any answer the court shall take the allegations of the petition as confessed.  
5 Any person alleging any jurisdictional defect or invalidity in the tax bill or in the sale thereof must  
6 particularly specify in his answer the defect or basis of invalidity, and must, upon trial,  
7 affirmatively establish such defense.

8           2. Prior to formal hearing, the court may conduct an informal hearing for the purpose of  
9 clarifying issues, and shall attempt to reach an agreement with the parties upon a stipulated  
10 statement of facts. The court shall hear the evidence offered by the collector or relator as the case  
11 may be, and by all answering parties, and shall determine the amount of each and every tax bill  
12 proved by the collector or any answering party, together with the amount of interest, penalties,  
13 attorney's fees and costs accruing upon each tax bill and the date from which interest began to  
14 accrue upon each tax bill and the rate thereof. The court shall hear evidence and determine every  
15 issue of law and of fact necessary to a complete adjudication of all tax liens asserted by any and  
16 every pleading, and may also hear evidence and determine any other issue of law or fact affecting  
17 any other right, title, or interest in or to, or lien upon, such real estate, sought to be enforced by  
18 any party to the proceeding against any other party to the proceeding who has been served by  
19 process or publication as authorized by law, or who has voluntarily appeared, and shall determine  
20 the order and priority of the liens and of any other rights or interest put in issue by the pleadings.

21           3. After the court has first determined the validity of the tax liens of all tax bills affecting  
22 parcels of real estate described in the petition, the priorities of the respective tax bills and the  
23 amounts due thereon, including principal, interest, penalties, attorney's fees, and costs, the court  
24 shall thereupon enter judgment of foreclosure of such liens and fix the time and place of the  
25 public foreclosure sale and the time of the private foreclosure sale. The petition shall be  
26 dismissed as to any parcel of real estate redeemed prior to the time fixed for the sheriff's public or  
27 private foreclosure sale thereof as provided in sections 141.210 to 141.810 and sections 141.980  
28 to 141.982. If the parcel of real estate auctioned off at sheriff's public foreclosure sale or sold at  
29 sheriff's private foreclosure sale is sold for a sum sufficient to fully pay the principal amount of all  
30 tax bills included in the judgment, together with interest, penalties, attorney's fees and costs, and  
31 for no more, and such sale is confirmed by the court, then all other proceedings as to such parcels  
32 of real estate shall be finally dismissed as to all parties and interests other than tax bill owners or  
33 holders; provided, however, that any parties seeking relief other than an interest in or lien upon  
34 the real estate may continue with said suit to a final adjudication of such other issues; provided,  
35 further, an appeal may be had as to any claim attacking the validity of the tax bill or bills or the  
36 priorities as to payment of proceeds of foreclosure sale. If the parcel of real estate auctioned off at

1 sheriff's public foreclosure sale is sold for a sum greater than the total amount necessary to pay the  
2 principal amount of all tax bills included in the judgment, together with interest, penalties,  
3 attorney's fees and costs, and such sale is confirmed by the court, and no appeal is taken by any  
4 person claiming any right, title or interest in or to or lien upon said parcel of real estate or by any  
5 person or taxing authority owning or holding or claiming any right, title or interest in or to any tax  
6 bills within the time fixed by law for the filing of notice of appeal, the court shall thereupon order  
7 the sheriff to make distribution to the owners or holders of the respective tax bills included in the  
8 judgment of the amounts found to be due and in the order of priorities. Thereafter all proceedings  
9 in the suit shall be ordered by the court to be dismissed as to such persons or taxing authorities  
10 owning, holding or claiming any right, title, or interest in any such tax bill or bills so paid, and the  
11 case shall proceed as to any parties claiming any right, title, or interest in or lien upon the parcel  
12 of real estate affected by such tax bill or bills as to their respective claims to such surplus funds  
13 then remaining in the hands of the sheriff.

14 4. Whenever an answer is filed to the petition, as herein provided, a severance of the  
15 action as to all parcels of real estate affected by such answer shall be granted, and the issues raised  
16 by the petition and such answer shall be tried separate and apart from the other issues in the suit,  
17 but the granting of such severance shall not delay the trial or other disposition of any other issue in  
18 the case. A separate appeal may be taken from any action of the court affecting any right, title, or  
19 interest in or to, or lien upon, such real estate, other than issues of law and fact affecting the  
20 amount or validity of the lien of tax bills, but the proceeding to foreclose the lien of any tax bills  
21 shall not be stayed by such appeal. The trial shall be conducted by the court without the aid of a  
22 jury and the suit shall be in equity. This action shall take precedence over and shall be triable  
23 before any other action in equity affecting the title to such real estate, upon motion of any  
24 interested party.

25 141.520. 1. With respect to parcels of real estate to be sold in a public foreclosure sale,  
26 after the judgment of foreclosure has been entered, or, after a motion for a new trial has been  
27 overruled, or, if an appeal be taken from such judgment and the judgment has been affirmed, after  
28 the sheriff shall have been notified by any party to the suit that such judgment has been affirmed  
29 on appeal and that the mandate of the appellate court is on file with the circuit clerk, there shall be  
30 a waiting period of six months before any advertisement of sheriff's public foreclosure sale shall  
31 be published.

32 2. If any such parcel of real estate to be sold in a public foreclosure sale be not redeemed,  
33 or if no written contract providing for redemption be made within six months after the date of the  
34 judgment of foreclosure, if no motion for rehearing be filed, and, if filed, within six months after  
35 such motion may have been overruled, or, if an appeal be taken from such judgment and the  
36 judgment be affirmed, within six months after the sheriff shall have been notified by any party to

1 the suit that such judgment has been affirmed on appeal and that the mandate of the appellate  
2 court is on file with the circuit clerk, the sheriff shall commence to advertise the real estate  
3 described in the judgment and shall fix the date of the public foreclosure sale within thirty days  
4 after the date of the first publication of the notice of sheriff's sale as herein provided, and shall at  
5 such sale proceed to sell the real estate.

6 3. With respect to parcels of real estate to be sold to a land bank agency in a private  
7 foreclosure sale, after the judgement of foreclosure has been entered or after a motion for a new  
8 trial has been overruled or if an appeal is taken from such judgment and the judgment has been  
9 affirmed, after the collector shall have been notified by any party to the suit that such judgment  
10 has been affirmed on appeal and that the mandate of the appellate court is on file with the clerk,  
11 there shall be a waiting period of six months before such private foreclosure sale.

12 4. Any provisions of this chapter to the contrary notwithstanding, the owner of any parcel  
13 of real property against which a judgment has been rendered shall not have the right to redeem  
14 such property from said judgment if at the time of judgment such property is assessed as  
15 residential property and the judgment finds the property has been vacant for a period of not less  
16 than six months prior to the judgment. After a judgment as provided for in this section becomes  
17 final, the waiting period shall not apply to such judgment and a sale under execution of the  
18 judgment shall be immediately held as provided under the applicable provisions of this chapter.

19 141.530. 1. Except as otherwise provided in section 141.520, during such waiting period  
20 and at any time prior to the time of the public or the private foreclosure sale of a parcel by the  
21 sheriff, any interested party may redeem [any] such parcel of real estate as provided by this  
22 chapter. During such waiting period and at any time prior to the time of the public or the private  
23 foreclosure sale of a parcel by the sheriff, the collector may, at the option of the party entitled to  
24 redeem, enter into a written redemption contract with any such party interested in [any] such  
25 parcel of real estate, providing for payment in installments, monthly or bimonthly, of the  
26 delinquent tax bills, including interest, penalties, attorney's fees and costs charged against such  
27 parcel of real estate, provided, however, that in no instance shall such installments exceed twelve  
28 in number or extend more than twenty-four months next after any agreement for such installment  
29 payments shall have been entered into; provided further, that upon good cause being shown by the  
30 owner of any parcel of real estate occupied as a homestead, or in the case of improved real estate  
31 with an assessed valuation of not more than three thousand five hundred dollars, owned by an  
32 individual, the income from such property being a major factor in the total income of such  
33 individual, or by anyone on his behalf, the court may, in its discretion, fix the time and terms of  
34 payment in such contract to permit all of such installments to be paid within not longer than  
35 forty-eight months after any order or agreement as to installment payments shall have been made.

36 2. So long as such installments be paid according to the terms of the contract, the said six

1 months waiting period shall be extended, but if any installment be not paid when due, the  
2 extension of said waiting period shall be ended without notice, and the real estate shall forthwith  
3 be advertised for sale or included in the next notice of sheriff's foreclosure sale.

4 [3. No redemption contracts may be used under this section for residential property which  
5 has been vacant for at least six months in any municipality contained wholly or partially within a  
6 county with a population of over six hundred thousand and less than nine hundred thousand.]

7 [141.530. 1. Except as  
8 otherwise provided in section 141.520, during such waiting period and at any time  
9 prior to the time of foreclosure sale by the sheriff, any interested party may redeem  
10 any parcel of real estate as provided by this chapter. During such waiting period  
11 and at any time prior to the time of foreclosure sale by the sheriff, the collector  
12 may, at the option of the party entitled to redeem, enter into a written redemption  
13 contract with any such party interested in any parcel of real estate, other than a  
14 residential property which has been vacant for at least six months, providing for  
15 payment in installments, monthly or bimonthly, of the delinquent tax bills,  
16 including interest, penalties, attorney's fees and costs charged against such parcel  
17 of real estate, provided, however, that in no instance shall such installments exceed  
18 twelve in number or extend more than twenty-four months next after any  
19 agreement for such installment payments have been entered into; provided further,  
20 that upon good cause being shown by the owner of any parcel of real estate  
21 occupied as a homestead, or in the case of improved real estate with an assessed  
22 valuation of not more than three thousand five hundred dollars, owned by an  
23 individual, the income from such property being a major factor in the total income  
24 of such individual, or by anyone on the individual's behalf, the court may, in its  
25 discretion, fix the time and terms of payment in such contract to permit all of such  
26 installments to be paid within not longer than forty-eight months after any order or  
27 agreement as to installment payments being made.

28 2. So long as such  
29 installments are paid according to the terms of the contract, the six-month waiting  
30 period shall be extended, but if any installment is not paid when due, the extension  
31 of such waiting period shall be ended without notice, and the real estate shall  
32 forthwith be advertised for sale or included in the next notice of sheriff's  
33 foreclosure sale.]

34 141.540. 1. In any county at a certain front door of whose courthouse sales of real estate  
35 are customarily made by the sheriff under execution, the sheriff shall advertise for sale and sell in  
36 a public foreclosure sale the respective parcels of real estate ordered sold by him or her pursuant  
37 to any judgment of foreclosure by any court pursuant to sections 141.210 to 141.810 at any of  
38 such courthouses which are not sold in a private foreclosure sale, but the sale of such parcels of  
39 real estate shall be held at the same front door as sales of real estate are customarily made by the  
40 sheriff under execution.

41 2. Such advertisements may include more than one parcel of real estate, and shall be in

1 substantially the following form: NOTICE OF SHERIFF'S SALE UNDER JUDGMENT OF  
2 FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES

3 No. .... In the Circuit Court of ..... County, Missouri. In the Matter of  
4 Foreclosure of Liens for Delinquent Land Taxes Collector of Revenue of ..... County,  
5 Missouri, Plaintiff, vs. Parcels of Land encumbered with Delinquent Tax Liens, Defendants.

6 WHEREAS, judgment has been rendered against parcels of real estate for taxes, interest,  
7 penalties, attorney's fees and costs with the serial numbers of each parcel of real estate, the  
8 description thereof, the name of the person appearing in the petition in the suit, and the total  
9 amount of the judgment against each such parcel for taxes, interest, penalties, attorney's fees and  
10 costs, all as set out in said judgment and described in each case, respectively, as follows: (Here set  
11 out the respective serial numbers, descriptions, names and total amounts of each judgment, next  
12 above referred to.) and,

13 WHEREAS, such judgment orders such real estate sold by the undersigned sheriff, to  
14 satisfy the total amount of such judgment, including interest, penalties, attorney's fees and costs,

15 NOW, THEREFORE,

16 Public Notice is hereby given that I ....., Sheriff of ..... County,  
17 Missouri, will sell such real estate, parcel by parcel, at public auction, to the highest bidder, for  
18 cash, between the hours of nine o'clock A.M. and five o'clock P.M., at the ..... front door of  
19 the .... County Courthouse in ....., Missouri, on ....., the ..... day of ....., 20..,  
20 and continuing from day to day thereafter, to satisfy the judgment as to each respective parcel of  
21 real estate sold. If no acceptable bids are received as to any parcel of real estate, said parcel shall  
22 be sold to the Land Trust of ..... (insert name of County), Missouri.

23 Any bid received shall be subject to confirmation by the court. ....

24 .....

25 Sheriff of .....

26 County, Missouri. ....

27 Delinquent Land Tax Attorney Address: ..... First Publication .....  
28 ...., 20..

29 3. Such advertisement shall be published four times, once a week, upon the same day of  
30 each week during successive weeks prior to the date of such sale, in a daily newspaper of general  
31 circulation regularly published in the county, qualified according to law for the publication of  
32 public notices and advertisements.

33 4. In addition to the provisions herein for notice and advertisement of public sale, the  
34 county collector shall enter upon the property subject to foreclosure of these tax liens and post a  
35 written informational notice in any conspicuous location thereon. This notice shall describe the  
36 property and advise that it is the subject of delinquent land tax collection proceedings before the

1 circuit court brought pursuant to sections 141.210 to 141.810 and that it may be sold for the  
2 payment of delinquent taxes at a public foreclosure sale to be held at ten o'clock a.m., date and  
3 place, or at a private foreclosure sale, date, and place, and shall also contain a file number and the  
4 address and phone number of the collector. If the collector chooses to post such notices as  
5 authorized by this subsection, such posting must be made not later than the fourteenth day prior to  
6 the date of the sale.

7 5. The collector shall, concurrently with the beginning of the publication of sale for  
8 parcels to be sold in a public foreclosure sale, or not less than thirty days prior to the sale for  
9 parcels to be sold in a private foreclosure sale, cause to be prepared and sent by [restricted,  
10 registered or certified] first class mail with postage prepaid, a brief notice of the date, location,  
11 and time of sale of property in foreclosure of tax liens pursuant to sections 141.210 to 141.810, to  
12 the persons named in the petition as being the last known persons in whose names tax bills  
13 affecting the respective parcels of real estate described in said petition were last billed or charged  
14 on the books of the collector, or the last known owner of record, if different, and to the addresses  
15 of said persons upon said records of the collector. [The terms "restricted", "registered" or  
16 "certified mail" as used in this section mean mail which carries on the face thereof in a  
17 conspicuous place, where it will not be obliterated, the endorsement, "DELIVER TO  
18 ADDRESSEE ONLY", and which also requires a return receipt or a statement by the postal  
19 authorities that the addressee refused to receive and receipt for such mail.] If the notice is  
20 returned to the collector by the postal authorities as undeliverable for reasons other than the  
21 refusal by the addressee to receive [and receipt for] the notice [as shown by the return receipt],  
22 then the collector shall make a search of the records maintained by the county, including those  
23 kept by the recorder of deeds, to discern the name and address of any person who, from such  
24 records, appears as a successor to the person to whom the original notice was addressed, and to  
25 cause another notice to be mailed to such person. The collector shall prepare and file with the  
26 circuit clerk prior to confirmation hearings an affidavit reciting to the court any name, address and  
27 serial number of the tract of real estate affected of any such notices of sale that are undeliverable  
28 because of an addressee's refusal to receive [and receipt for] the same, or of any notice otherwise  
29 nondeliverable by mail, or in the event that any name or address does not appear on the records of  
30 the collector, then of that fact. The affidavit in addition to the recitals set forth above shall also  
31 state reason for the nondelivery of such notice.

32 6. The collector may, at his or her option, concurrently with the beginning of the  
33 publication of sale for parcels to be sold in a public foreclosure sale, or not less than thirty days  
34 prior to the sale for parcels to be sold in a private foreclosure sale, cause to be prepared and sent  
35 by [restricted, registered or certified] first class mail with postage prepaid, a brief notice of the

1 date, location, and time of sale of property in foreclosure of tax liens pursuant to sections 141.210  
2 to 141.810, to the mortgagee or security holder, if known, of the respective parcels of real estate  
3 described in said petition, and to the addressee of such mortgagee or security holder according to  
4 the records of the collector. [The terms "restricted", "registered" or "certified mail" as used in this  
5 section mean mail which carries on the face thereof in a conspicuous place, where it will not be  
6 obliterated, the endorsement, "DELIVER TO ADDRESSEE ONLY", and which also requires a  
7 return receipt or a statement by the postal authorities that the addressee refused to receive and  
8 receipt for such mail.] If the notice is returned to the collector by the postal authorities as  
9 undeliverable for reasons other than the refusal by the addressee to receive [and receipt for] the  
10 notice [as shown by the return receipt], then the collector shall make a search of the records  
11 maintained by the county, including those kept by the recorder of deeds, to discern the name and  
12 address of any security holder who, from such records, appears as a successor to the security  
13 holder to whom the original notice was addressed, and to cause another notice to be mailed to  
14 such security holder. The collector shall prepare and file with the circuit clerk prior to  
15 confirmation hearings an affidavit reciting to the court any name, address and serial number of the  
16 tract of real estate affected by any such notices of sale that are undeliverable because of an  
17 addressee's refusal to receive [and receipt for] the same, or of any notice otherwise nondeliverable  
18 by mail, and stating the reason for the nondelivery of such notice.

19 141.550. 1. The public foreclosure sale shall be conducted, the sheriff's return thereof  
20 made, and the sheriff's deed pursuant to the sale executed, all as provided in the case of sales of  
21 real estate taken under execution except as otherwise provided in sections 141.210 to 141.810,  
22 and provided that such sale need not occur during the term of court or while the court is in  
23 session.

24 2. The following provisions shall apply to any public foreclosure sale pursuant to this  
25 section of property located within any municipality contained wholly or partially within a county  
26 with a population of over six hundred thousand and less than nine hundred thousand:

27 (1) The sale shall be held on the day for which it is advertised, between the hours of nine  
28 o'clock a.m. and five o'clock p.m. and continued day to day thereafter to satisfy the judgment as to  
29 each respective parcel of real estate sold;

30 (2) The sale shall be conducted publicly, by auction, for ready money. The highest bidder  
31 shall be the purchaser unless the highest bid is less than the full amount of all tax bills included in  
32 the judgment, interest, penalties, attorney's fees and costs then due thereon. No person shall be  
33 eligible to bid at the time of the sale unless such person has, no later than ten days before the sale  
34 date, demonstrated to the satisfaction of the official charged by law with conducting the sale that  
35 he or she is not the owner of any parcel of real estate in the county which is affected by a tax bill

1 which has been delinquent for more than six months and is not the owner of any parcel of real  
2 property with two or more violations of the municipality's building or housing codes. A  
3 prospective bidder may make such a demonstration by presenting statements from the appropriate  
4 collection and code enforcement officials of the municipality.

5 3. Such sale shall convey the whole interest of every person having or claiming any right,  
6 title or interest in or lien upon such real estate, whether such person has answered or not, subject  
7 to rights-of-way thereon of public utilities upon which tax has been otherwise paid, and subject to  
8 the lien thereon, if any, of the United States of America.

9 4. The collector shall advance the sums necessary to pay for the publication of all  
10 advertisements required by sections 141.210 to 141.810 and shall be allowed credit therefor in his  
11 or her accounts with the county. The collector shall give credit in such accounts for all such  
12 advances recovered by him or her. Such expenses of publication shall be apportioned pro rata  
13 among and taxed as costs against the respective parcels of real estate described in the judgment;  
14 provided, however, that none of the costs herein enumerated, including the costs of publication,  
15 shall constitute any lien upon the real estate after such sale.

16 [141.550. 1. The sale shall be  
17 conducted, the sheriff's return thereof made, and the sheriff's deed pursuant to the  
18 sale executed, all as provided in the case of sales of real estate taken under  
19 execution except as otherwise provided in sections 141.210 to 141.810, and  
20 provided that such sale need not occur during the term of court or while the court is  
21 in session.

22 2. The following provisions  
23 shall apply to any sale pursuant to this section of property located within any  
24 municipality contained wholly or partially within a county with a population of  
25 over six hundred thousand and less than nine hundred thousand:

26 (1) The sale shall be held on  
27 the day for which it is advertised, between the hours of nine o'clock a.m. and five  
28 o'clock p.m. and continued day to day thereafter to satisfy the judgment as to each  
29 respective parcel of real estate sold;

30 (2) The sale shall be  
31 conducted publicly, by auction, for ready money. The highest bidder shall be the  
32 purchaser unless the highest bid is less than the full amount of all tax bills included  
33 in the judgment, interest, penalties, attorney's fees and costs then due thereon. No  
34 person shall be eligible to bid at the time of the sale unless such person has, no  
35 later than ten days before the sale date, demonstrated to the satisfaction of the  
36 official charged by law with conducting the sale that he or she is not the owner of  
37 any parcel of real estate in the county which is affected by a tax bill which has been  
38 delinquent for more than six months and is not the owner of any parcel of real  
39 property with two or more convictions based on violations occurring within a  
40 two-year period of the municipality's building or housing codes. A prospective  
41 bidder may make such a demonstration by presenting statements from the  
42 appropriate collection and code enforcement officials of the municipality.



1 3. Such sale shall convey the  
2 whole interest of every person having or claiming any right, title or interest in or  
3 lien upon such real estate, whether such person has answered or not, subject to  
4 rights-of-way thereon of public utilities upon which tax has been otherwise paid,  
5 and subject to the lien thereon, if any, of the United States of America.

6 4. The collector shall advance  
7 the sums necessary to pay for the publication of all advertisements required by  
8 sections 141.210 to 141.810 and shall be allowed credit therefor in his or her  
9 accounts with the county. The collector shall give credit in such accounts for all  
10 such advances recovered by him or her. Such expenses of publication shall be  
11 apportioned pro rata among and taxed as costs against the respective parcels of real  
12 estate described in the judgment; provided, however, that none of the costs herein  
13 enumerated, including the costs of publication, shall constitute any lien upon the  
14 real estate after such sale.]

15  
16 141.560. 1. If, when the sheriff offers the respective parcels of real estate for sale at  
17 public foreclosure sale, there be no bidders for any parcel, or there be insufficient time or  
18 opportunity to sell all of the parcels of real estate so advertised, the sheriff shall adjourn such sale  
19 from day to day at the same place and commencing at the same hour as when first offered and  
20 shall announce that such real estate will be offered or reoffered for sale at such time and place.

21 2. With respect to any parcel of real estate not located within a municipality that is an  
22 appointing authority under section 141.980, in the event no bid equal to the full amount of all tax  
23 bills included in the judgment, interest, penalties, attorney's fees and costs then due thereon shall  
24 be received at such sale after any parcel of real estate has been offered for sale on three different  
25 days, which need not be successive, the land trustees shall be deemed to have bid the full amount  
26 of all tax bills included in the judgment, interest, penalties, attorney's fees and costs then due, and  
27 if no other bid be then received by the sheriff in excess of the bid of the trustees, and the sheriff  
28 shall so announce at the sale, then the bid of the trustees shall be announced as accepted. The  
29 sheriff shall report any such bid or bids so made by the land trustees in the same way as his report  
30 of other bids is made. The land trustees shall pay any penalties, attorney's fees or costs included  
31 in the judgment of foreclosure of such parcel of real estate, when such parcel is sold or otherwise  
32 disposed of by the land trustees, as herein provided. Upon confirmation by the court of such bid  
33 at such sale by such land trustees, the collector shall mark the tax bills so bid by the land trustees  
34 as "canceled by sale to the land trust" and shall take credit for the full amount of such tax bills,  
35 including principal amount, interest, penalties, attorney's fees, and costs, on the collector's books  
36 and in the collector's statements with any other taxing authorities.

37 3. [The land trustees shall pay any penalties, attorney's fees or costs included in the  
38 judgment of foreclosure of such parcel of real estate, when such parcel is sold or otherwise  
39 disposed of by the land trustees, as herein provided. Upon confirmation by the court of such bid

1 at such sale by such land trustees, the collector shall mark the tax bills so bid by the land trustees  
2 as "canceled by sale to the land trust" and shall take credit for the full amount of such tax bills,  
3 including principal amount, interest, penalties, attorney's fees, and costs, on his books and in his  
4 statements with any other taxing authorities.] With respect to any parcel of real estate located  
5 within a municipality that is an appointing authority under section 141.980, in the event no bid  
6 equal to the full amount of all tax bills included in the judgment, interest, penalties, attorney's  
7 fees, and costs then due thereon shall be received at such sale after such parcel of real estate has  
8 been offered for sale on three different days, which need not be successive, the land bank agency  
9 for which such municipality is an appointing authority shall be deemed to have bid the full  
10 amount of all tax bills included in the judgment, interest, penalties, attorney's fees, and costs then  
11 due, and the sheriff shall so announce at the sale, then the bid of the land bank agency shall be  
12 announced as accepted. The sheriff shall report any such bid or bids so made by such land bank  
13 agency in the same way as the sheriff's report of other bids is made. Upon confirmation by the  
14 court of such bid at such sale by such land bank agency, the collector shall mark the tax bills so  
15 bid by such land bank agency as "canceled by sale to the land bank" and shall take credit for the  
16 full amount of such tax bills, including principal amount, interest, penalties, attorney's fees, and  
17 costs, on the collector's books and in the collector's statements with any other taxing authorities.

18 141.570. 1. The title to any real estate which shall vest in the land trust under the  
19 provisions of sections 141.210 to 141.810 and sections 141.980 to 141.982 shall be held by the  
20 land trust of such county in trust for the tax bill owners and taxing authorities having an interest in  
21 any tax liens which were foreclosed, as their interests may appear in the judgment of foreclosure.  
22 The title to any real estate acquired by a land bank agency pursuant to a deemed sale under  
23 subsection 3 of section 141.560 or by deed from land trustees under subsection 1 of section  
24 141.980 shall be held in trust for the tax bill owners and taxing authorities having an interest in  
25 any tax liens which were foreclosed, as their interests may appear in the judgment of foreclosure.

26 2. The title to any real estate which shall vest in any purchaser in a private or public  
27 foreclosure sale, upon confirmation of such sale by the court, shall be an absolute estate in fee  
28 simple, subject to rights-of-way thereon of public utilities on which tax has been otherwise paid,  
29 and subject to any lien thereon of the United States of America, if any, and all persons, including  
30 the state of Missouri, infants, incapacitated and disabled persons as defined in chapter 475, and  
31 nonresidents who may have had any right, title, interest, claim, or equity of redemption in or to, or  
32 lien upon, such lands, shall be barred and forever foreclosed of all such right, title, interest, claim,  
33 lien or equity of redemption, and the court shall order immediate possession of such real estate be  
34 given to such purchaser; provided, however, that such title shall also be subject to the liens of any  
35 tax bills which may have attached to such parcel of real estate prior to the time of the filing of the  
36 petition affecting such parcel of real estate not then delinquent, or which may have attached after

1 the filing of the petition and prior to sheriff's sale and not included in any answer to such petition,  
2 but if such parcel of real estate is deemed sold to the land trust under subsection 2 of section  
3 141.560 or deemed sold to a land bank agency under subsection 3 of section 141.560, the title  
4 thereto shall be free of any such liens to the extent of the interest of any taxing authority in such  
5 real estate; provided further, that such title shall not be subject to the lien of special tax bills  
6 which have attached to the parcel of real estate prior to November 22, 1943, but the lien of such  
7 special tax bills shall attach to the proceeds of the sheriff's sale or to the proceeds of the ultimate  
8 sale of such parcel by the land trust.

9 141.580. 1. After the sheriff sells any parcel of real estate, the court shall, upon its own  
10 motion or upon motion of any interested party, set the cause down for hearing to confirm the  
11 foreclosure sale thereof, even though such parcels are not all of the parcels of real estate described  
12 in the notice of sheriff's foreclosure sale. At the time of such hearing, the sheriff shall make report  
13 of the sale, and the court shall hear evidence of the value of the property offered on behalf of any  
14 interested party to the suit, and shall forthwith determine whether an adequate consideration has  
15 been paid for each such parcel; provided that the amount to be paid by a land bank agency under  
16 subsection 5 of section 141.982 for a parcel sold to such land bank agency in a private foreclosure  
17 sale shall be deemed to be adequate consideration therefor and no evidence of value shall be heard  
18 with respect to such parcel; and provided further, that the amount bid for a parcel by a land bank  
19 agency under subsection 3 of section 141.560 shall be deemed adequate consideration and no  
20 evidence of value shall be heard with respect to such parcel; and provided further, that the amount  
21 bid for a parcel by land trust under subsection 2 of section 141.560 shall be deemed adequate  
22 consideration and no evidence of value shall be heard with respect to such parcel.

23 2. For this purpose the court shall have power to summon any city or county official or  
24 any private person to testify as to the reasonable value of the property, and if the court finds that  
25 adequate consideration has been paid, he or she shall confirm the sale and order the sheriff to  
26 issue a deed to the purchaser. If the court finds that the consideration paid is inadequate, the court  
27 shall confirm the sale if the purchaser [may] increase his or her bid to such amount as the court  
28 [may deem] deems to be adequate[, whereupon the court may confirm the sale. If, however,] and  
29 makes such additional payment, or if all tax bills included in the judgment, interest, penalties,  
30 attorney's fees, and costs then due thereon are not paid in full by one or more interested parties to  
31 the suit. If the court finds that the consideration is inadequate, but the purchaser declines to  
32 increase his or her bid to such an amount as the court deems adequate and make such additional  
33 payment, then the sale shall be disapproved if all tax bills included in the judgment, interest,  
34 penalties, attorney's fees, and costs then due thereon are paid in full by one or more interested  
35 parties to the suit, the lien of the judgment continued, and such parcel of real estate shall be again  
36 advertised and offered for sale by the sheriff to the highest bidder at public auction for cash at any

1 subsequent sheriff's foreclosure sale. [Unless the court requires evidence of the value of the  
2 property conveyed to land trust, none shall be required, and the amount bid by the land trustees  
3 shall be deemed adequate consideration.]

4 3. If the sale is confirmed, the court shall order the proceeds of the sale applied in the  
5 following order:

6 (1) To the payment of the costs of the publication of the notice of foreclosure and of the  
7 sheriff's foreclosure sale;

8 (2) To the payment of all costs including appraiser's fee not to exceed fifteen dollars and  
9 attorney's fees;

10 (3) To the payment of all tax bills adjudged to be due in the order of their priority,  
11 including principal, interest and penalties thereon.

12 If, after such payment, there is any sum remaining of the proceeds of the sheriff's  
13 foreclosure sale, the court shall thereupon try and determine the other issues in the suit in  
14 accordance with section 141.480. If any answering parties have specially appealed as provided in  
15 section 141.570, the court shall retain the custody of such funds pending disposition of such  
16 appeal, and upon disposition of such appeal shall make such distribution. If there are not  
17 sufficient proceeds of the sale to pay all claims in any class described, the court shall order the  
18 same to be paid pro rata in accordance with the priorities.

19 4. If there are any funds remaining of the proceeds after the sheriff's sale and after the  
20 distribution of such funds as herein set out and no person entitled to any such funds, whether or  
21 not a party to the suit, shall, within two years after such sale, appear and claim the funds, they  
22 shall [escheat to the state as provided by law] be distributed to the appropriate taxing authorities.

23 141.720. 1. The land trust shall be composed of three members, one of whom shall be  
24 appointed by the county, as directed by the county executive, or if the county does not have a  
25 county executive, as directed by the county commission of the county, one of whom shall be  
26 appointed by [the city council of that city] that municipality in the county which is not an  
27 appointing authority under section 141.980 and then has the largest population according to the  
28 last preceding federal decennial census, and one of whom shall be appointed by [the board of  
29 directors of the] that school district in the county which is not an appointing authority under  
30 section 141.980 and then has the largest population according to such census in the county. If any  
31 such appointing authority fails to make any appointment of a land trustee after any term expires,  
32 then the appointment shall be made by the county.

33 2. The terms of office of the land trustees shall be for four years each, except the terms of  
34 the first land trustees who shall be appointed by the foregoing appointing authorities, respectively,  
35 not sooner than twelve months and not later than eighteen months after sections 141.210 to

1 141.810 take effect; provided, however, that the term of any land trustee appointed by a  
2 municipality or school district that becomes an appointing authority under section 141.980 shall  
3 thereupon terminate.

4 3. Each land trustee shall have been a resident of the county for at least five years next  
5 prior to appointment, shall not hold other salaried or compensated public office by election or  
6 appointment during service as land trustee, the duties of which would in any way conflict with his  
7 duties as land trustee, and shall have had at least ten years experience in the management or sale  
8 of real estate.

9 4. Of the first land trustees appointed under sections 141.210 to 141.810, the land trustee  
10 appointed by the county commission shall serve for a term ending February 1, 1946, the land  
11 trustee appointed by the board of directors of the school district then having the largest population  
12 in the county shall serve for a term expiring February 1, 1947, and the land trustee appointed by  
13 the city council of the city then having the largest population in the county shall serve for a term  
14 expiring February 1, 1948. Each land trustee shall serve until his successor has been appointed  
15 and qualified.

16 5. Any vacancy in the office of land trustee shall be filled for the unexpired term by the  
17 same appointing authority which made the original appointment. If any appointing authority fails  
18 to make any appointment of a land trustee within the time the first appointments are required by  
19 sections 141.210 to 141.810 to be made, or within thirty days after any term expires or vacancy  
20 occurs, then the appointment shall be made by the mayor of that city in the county then having the  
21 largest population, according to the last preceding federal decennial census.

22 6. The members shall receive for their services as land trustees a salary of two thousand  
23 four hundred dollars per year.

24 7. Each land trustee may be removed for cause by the respective appointing authority,  
25 after public hearing, if requested by the land trustee, and an opportunity to be represented by  
26 counsel and to present evidence is afforded the trustee.

27 141.770. 1. Each annual budget of the land trust shall be itemized as to objects and  
28 purposes of expenditure, prepared not later than [December tenth] October first of each year with  
29 copies delivered to the [county and city] taxing authorities that appointed trustee members, and  
30 shall include therein only such appropriations as shall be deemed necessary to meet the reasonable  
31 expenses of the land trust during the forthcoming fiscal year. That budget shall not become the  
32 required annual budget of the land trust unless and until it has been approved by the governing  
33 bodies of the [county or city] taxing authorities that appointed trustee members. If [either] any of  
34 the governing bodies of the [county and city] taxing authorities that appointed trustee members  
35 fail to notify the land trust in writing of any objections to the proposed annual budget on or before

1 [December] November twentieth, then such failure or failures to object shall be deemed approval.  
2 In the event objections have been made and a budget for the fiscal year beginning January first has  
3 not been approved by the governing bodies of the [county and city] taxing authorities that  
4 appointed trustee members on or before January first, then the budget for the previous fiscal year  
5 shall become the approved budget for that fiscal year. Any unexpended funds from the preceding  
6 fiscal year shall be deducted from the amounts needed to meet the budget requirements of the  
7 forthcoming year.

8 2. Copies of the budget shall be made available to the public on or before [December]  
9 October tenth, and a public hearing shall be had thereon prior to [December] October twentieth, in  
10 each year. The approved and adopted budget may be amended by the trustee members only with  
11 the approval of the governing bodies of the [county and city] taxing authorities that appointed  
12 trustee members.

13 3. If at any time there are not sufficient funds available to pay the salaries and other  
14 expenses of such land trust and of its employees, incident to the administration of sections  
15 141.210 to 141.810, including any expenditures authorized by section 141.760, funds sufficient to  
16 pay such expenses shall be advanced and paid to the land trust upon its requisition therefor by the  
17 ad valorem taxing authorities in the county that are not appointing authorities under section  
18 141.980, [fifty] seven percent thereof by the county commission of such county, and the other  
19 [fifty] ninety-three percent by all of the [municipalities in such county as defined in section  
20 141.220] other such ad valorem taxing authorities, in proportion to their assessed valuations [at  
21 the time of their last completed assessment for state and county purposes] of the properties then in  
22 the land trust inventory located within their respective taxing jurisdictions. The land trust shall  
23 have power to requisition such funds in an amount not to exceed twenty-five percent of the total  
24 annual budget of the land trust from such sources for that fiscal year of the land trust for which  
25 there are not sufficient funds otherwise available to pay the salaries and other expenses of the land  
26 trust, but any amount in excess of twenty-five percent of the total annual budget in any fiscal year  
27 may be requisitioned by and paid to the land trust only if such additional sums are agreed to and  
28 approved by [the county commission and the respective municipalities in such county so desiring  
29 to make such payment] such ad valorem taxing authorities. All moneys so requisitioned shall be  
30 paid in a lump sum within thirty days after such requisition or the commencement of the fiscal  
31 year of the land trust for which such requisition is made, whichever is later, [and] by the county  
32 paying seven percent thereof due from the county under this section and advancing the remaining  
33 ninety-three percent due from other ad valorem taxing authorities under this section on behalf of  
34 such other ad valorem taxing authorities, and such amounts so paid shall be deposited to the credit  
35 of the land trust in some bank or trust company, subject to withdrawal by warrant as herein

provided. Amounts advanced by the county on behalf of any ad valorem taxing authority under this section shall be reimbursed to the county upon demand by the county or by the county withholding such amounts from distributions of tax moneys to such ad valorem taxing authority.

4. The fiscal year of the land trust shall commence on January first of each year. Such land trust shall audit all claims for the expenditure of money, and shall, acting by the chairman or vice chairman thereof, draw warrants therefor from time to time.

5. No warrant for the payment of any claim shall be drawn by such land trust until such claim shall have been approved by the land commissioner and shall bear the commissioner's certificate that there is a sufficient unencumbered balance in the proper appropriation and sufficient unexpended cash available for the payment thereof. For any certification contrary thereto, such land commissioner shall be liable personally and on the commissioner's official bond for the amounts so certified, and shall thereupon be promptly removed from office by the land trustees.

6. In addition to the annual audit provided for in section 141.760, the land trust may be performance audited at any time by the state auditor or by the auditor of any home rule city with more than four hundred thousand inhabitants and located in more than one county that is a member of the land trust. The cost of such audit shall be paid by the land trust, and copies shall be made available to the public within thirty days of the completion of the audit.

141.790. When any parcel of real estate is sold or otherwise disposed of by the land trust, the proceeds therefrom shall be applied and distributed in the following order:

(1) To the payment of amounts due from the land trustees under subsection 2 of section 141.560 on the sale or other disposition of such parcel;

(2) To the payment of the expenses of sale;

~~[(2)]~~ (3) The balance to be retained by the land trust to pay the salaries and other expenses of such land trust and of its employees, incident to the administration of sections 141.210 to 141.810, including any expenditures authorized by section 141.760, as provided for in its annual budget;

~~[(3)]~~ (4) Any funds in excess of those necessary to meet the expenses of the annual budget of the land trust in any fiscal year, and including a reasonable sum to carry over into the next fiscal year to assure that sufficient funds will be available to meet initial expenses for that next fiscal year, ~~[may]~~ shall be paid to the respective taxing authorities which, at the time of the distribution, are taxing the real property from which the proceeds are being distributed. The distributions shall be in proportion to the amounts of the taxes levied on the properties by the taxing authorities; distribution shall be made on January first and July first of each year, and at such other times as the land trustees in their discretion may determine.

141.980. 1. Any municipality located wholly or partially within a county in which a land

1 trust created under section 141.700 was operating on January 1, 2011, may establish a land bank  
2 agency for the management, sale, transfer, and other disposition of interest in real estate owned by  
3 such land bank agency. Any such land bank agency created shall be created to foster the public  
4 purpose of returning land, including land that is in a nonrevenue-generating nontax-producing  
5 status, to effective use in order to provide housing, new industry, and jobs for citizens of the  
6 establishing municipality, and to create new revenues for such municipality. Such land bank  
7 agency shall be established by order or ordinance as applicable. Such land bank agency shall not  
8 own any interest in real estate that is located outside such establishing municipality or outside  
9 such county. Within one year of the effective date of an order or ordinance passed establishing  
10 such a land bank agency, title to any real estate held by the land trustees of the land trust of such  
11 county that is located within the establishing municipality shall be transferred by deed to such  
12 land bank agency.

13 2. Any land bank agency created under this section shall be known as "The Land Bank of  
14 the City of ....., Missouri". Such land bank agency shall have the authority to accept the grant of  
15 any interest in real property made to it, or to accept gifts and grant in aid assistance. Any interest  
16 in real property acquired by such land bank agency by gift shall be administered in the same  
17 manner as other property sold to the land bank agency. Such land bank agency shall have and  
18 exercise all the powers that are conferred by sections 141.210 to 141.810 and sections 141.980 to  
19 141.982 necessary and incidental to the effective management, sale, or other disposition of real  
20 estate acquired under and by virtue of the foreclosure of the lien for delinquent real estate taxes, as  
21 provided in such sections, and in the exercise of such powers, the land bank agency shall be  
22 deemed to be a public corporation acting in a governmental capacity.

23 3. The beneficiaries of the land bank agency shall be the taxing authorities that held or  
24 owned tax bills against the respective parcels of real estate acquired by such land bank agency  
25 under a deemed sale under subsection 3 of section 141.560 or by deed from land trustees under  
26 subsection 1 of this section included in the judgment of the court, and their respective interests in  
27 each parcel of real estate shall be to the extent and in the proportion and according to the priorities  
28 determined by the court on the basis that the principal amount of their respective tax bills bore to  
29 the total principal amount of all of the tax bills described in the judgment.

30 4. The land bank agency shall be composed of three members, two of whom shall be  
31 appointed by the establishing municipality, and the third shall be appointed by the school district  
32 that is wholly or partially located within such municipality and county and then has the largest  
33 population according to the last preceding federal decennial census. Members shall serve at the  
34 pleasure of the member's appointing authority, may be employees of the appointing authority, and  
35 shall serve without compensation. Any vacancy in the office of land bank commissioner shall be  
36 filled by the same appointing authority that made the original appointment. If any appointing



1 authority fails to make any appointment of a land bank commissioner within the time the first  
2 appointments are required, or within thirty days after any term expires, then the appointment shall  
3 be made by the other appointing authority. Any municipality or school district that is an  
4 appointing authority under this section shall not be an appointing authority under section 141.720.

5 5. The land bank commissioners shall meet immediately after all have been appointed and  
6 qualified, and shall select a chair, a vice chair, and a secretary. The commissioners shall each  
7 furnish a surety bond, if such bond is not already covered by governmental surety bond, in a penal  
8 sum not to exceed twenty-five thousand dollars to be approved by the comptroller or director of  
9 finance, the premium on such bond to be paid by the comptroller or director of finance out of the  
10 city funds. Such bond shall be issued by a surety company licensed to do business in the state of  
11 Missouri, and shall be deposited with the county clerk of such county, and shall be conditioned to  
12 guarantee the faithful performance of their duties under sections 141.980 to 141.982, and shall be  
13 written to cover all the commissioners.

14 6. Before entering upon the duties of office, each commissioner shall take and subscribe  
15 to the following oath:

16 State of Missouri, )  
17  )ss  
18 City of ..... )

19 I, ....., do solemnly swear that I will support the Constitution of the United States and the  
20 Constitution of the State of Missouri; that I will faithfully and impartially discharge my duties as a  
21 member of the Land Bank Agency of ....., Missouri; that I will, according to my best knowledge  
22 and judgment, administer such tax delinquent lands held by me in trust, according to the laws of  
23 this state and for the benefit of the public bodies and the tax bill owners which I represent, so help  
24 me God.

25 .....  
26 Subscribed and sworn to this ..... day of ....., 20...  
27 My commission expires: .....

28 .....  
29 Notary Public

30 141.981. 1. Such land bank agency shall be a continuing body and shall have and adopt  
31 an official seal which shall bear on its face the words "Land Bank Agency of ....., Missouri",  
32 "Seal", and shall have the power to sue and issue deeds in its name, which deed shall be signed by  
33 the chair or vice chair, and attested by the secretary and the official seal of the land bank agency  
34 affixed thereon, and shall have the general power to administer its business as any other corporate  
35 body.

36 2. A land bank agency may convey title to any real estate sold or conveyed by it by

1 general or special warranty deed, and may convey as absolute title in fee simple, without in any  
2 case procuring any consent, conveyance, or other instrument from the beneficiaries for which it  
3 acts, provided that each such deed shall recite whether the selling price represents a consideration  
4 equal to or in excess of two-thirds of the appraised value of such real estate so sold or conveyed.  
5 If such selling price represents a consideration less than two-thirds of the appraised value of the  
6 real estate, then the land bank commissioners shall first procure the consent thereto of not less  
7 than two of the three appointing authorities, which consent shall be evidenced by a copy of the  
8 action of each such appointing authority duly certified to by its clerk or secretary attached to and  
9 made a part of land bank commission official minutes.

10 3. As a condition of the sale or other authorized conveyance of ownership of any  
11 unimproved parcel of land classified as residential property owned by the land bank agency to a  
12 private owner, unless the owner owns an adjacent improved parcel, such owner may be required  
13 to enter into a contract with the land bank agency stipulating that such owner or owner's successor  
14 agree that the parcel of land shall, within one year of such sale, either be improved by a  
15 nontemporary structure or returned to the land bank agency by special warranty deed. The  
16 contract shall further state that if the private owner fails to comply with the stipulation, the owner  
17 shall be liable to the land bank agency for damages at the rate of one hundred dollars per month  
18 accruing on the first day of each month after the termination of the one-year period so long as the  
19 private owner fails to convey the parcel to the land bank agency. The performance of such  
20 agreement shall be secured by a deed of trust or other lien encumbering the parcel. If the land  
21 bank agency finds by resolution that the terms of the agreement have not been satisfied, the land  
22 bank agency shall be authorized to bring suit to recover damages for the breach and to redeem the  
23 ownership of such property without consideration or compensation by seeking a judicial  
24 foreclosure of such agreement under sections 443.190 to 443.260, except that upon final judgment  
25 of the court, title shall revert to the land bank agency without necessity of sale. Notwithstanding  
26 subsection 2 of this section, the original deed conveying title to the private owner shall contain a  
27 possibility of reverter upon the condition that the private owner fails to comply with the terms of  
28 the contract, with a right of reentry retained by the land bank agency. As an alternative to, or in  
29 addition to, seeking a judicial foreclosure, the land bank agency may exercise the right of reentry  
30 under chapter 524, 527, or 534. The land bank agency shall assume title to the land by filing a  
31 copy of the judgment with the recorder of deeds in the county where the property is located. Any  
32 property redeemed by the land bank agency under the provisions of this section shall be  
33 administered in the same manner as other property sold to the land bank agency.

34 4. It shall be the duty of such land bank agency to administer the tax delinquent lands and  
35 other lands in its possession as provided in this section.

36 (1) The land bank agency shall immediately assume possession and control of all real

1 estate acquired by it under the provisions of sections 141.210 to 141.810 and sections 141.980 to  
2 141.982 or otherwise and proceed to inventory and appraise such land, and thereafter keep and  
3 maintain a perpetual inventory of such real estate, except that individual parcels may be  
4 consolidated and grouped or regrouped for economy, utility, or convenience.

5 (2) The land bank agency shall use reasonable efforts, consistent with the funding  
6 available, to market the property in its inventory, and will endeavor to obtain a purchase price  
7 consistent with the market conditions for that particular type of property in a similar location,  
8 however, the land bank agency may take into consideration factors that include: the costs  
9 expended either by it or the municipality in which the property is located to continue to maintain  
10 the property while it is held in inventory, the detrimental impact of vacant property on other  
11 properties within its vicinity, the proposed use of the property, and the advantage of returning the  
12 property to the tax rolls for the benefit of all taxing authorities intended to benefit from proceeds  
13 generated by the land bank agency. The land bank agency shall maintain an inventory of the  
14 property held by it, and make it available to the public, through means that make the best use of its  
15 limited resources, including limiting accessibility through electronic means. The land bank  
16 agency shall systematically update its inventory information, no less than quarterly per year. The  
17 records from each transaction with respect to the transfer or exchange of property in the land bank  
18 agency's inventory shall be maintained, and provided upon request to any taxing authority  
19 intended to benefit from the proceeds of the land bank. A summary of all such transactions shall  
20 be prepared at least annually, and made publicly available upon request, and submitted with the  
21 budget request of such land bank as provided in subsection 6 of section 141.981.

22 (3) The land bank commissioners shall have power, and it shall be their duty, to manage,  
23 maintain, protect, rent, lease, repair, insure, alter, hold and return, assemble, sell, trade, acquire,  
24 exchange, or otherwise dispose of any such real estate, on such terms and conditions as may be  
25 determined in the sole discretion of the commissioners. The land bank commissioners may  
26 assemble tracts or parcels of real estate for public parks or any other purposes and to such end  
27 may exchange or acquire parcels, and otherwise effectuate such purposes by agreement with any  
28 taxing authority. Without limiting the foregoing power vested in the land bank commissioners to  
29 directly dispose of its inventory property, such commissioners may, but are not obligated to, enter  
30 into listing or commission agreements with real estate brokers licensed to do business within the  
31 city, and such commissioners.

32 (4) The land bank agency shall adopt rules and regulations in harmony with sections  
33 141.210 to 141.810 and sections 141.980 to 141.982, and shall keep records of all its transactions,  
34 which records shall be open to inspection of any taxing authority in the city at any time. There  
35 shall be an annual audit of the affairs, accounts, expenses, and financial transactions of such land  
36 bank agency by certified public accountants as of April thirtieth of each year, which accountants

1 shall be employed by the commissioners on or before March first of each year, and certified  
2 copies thereof shall be furnished to the appointing authorities described in section 141.980, and  
3 shall be available for public inspection at the office of the land bank agency and on the land bank  
4 agency's internet website, if it maintains a website. In addition to the annual audit provided for in  
5 this subdivision, the land bank agency may be performance audited at any time by the state auditor  
6 or by the auditor of the city that appoints members. The cost of such audit shall be paid by the  
7 land bank agency, and copies shall be made available to the public within thirty days of the  
8 completion of the audit.

9 5. The land bank commissioners may appoint a director and such other employees who  
10 are deemed necessary to carry out the responsibilities and duties imposed under sections 141.980  
11 to 141.982, and may incur such other reasonable and proper costs and expenses as are related  
12 thereto. The director shall furnish a surety bond at the expense of the land bank agency in a penal  
13 sum of not less than ten thousand dollars, to be approved by the land bank commissioners,  
14 conditioned to guarantee the faithful performance of the director's duties. The bond shall be filed  
15 with the county clerk of the county. The director, who shall be a person experienced in the  
16 management and sale of real estate, shall be executive officer and administrator of the land bank  
17 agency, and shall manage all of its business, under the supervision, direction, and control of the  
18 land bank commissioners.

19 6. Each annual budget of the land bank agency shall be itemized as to objects and  
20 purposes of expenditure, prepared not later than December tenth of each year with copies  
21 delivered to the ad valorem taxing authorities that appointed members, and shall include therein  
22 only such appropriations as shall be deemed necessary to meet the reasonable expenses of the land  
23 bank agency during the forthcoming fiscal year. That budget shall not become the required annual  
24 budget of the land bank agency unless and until it has been approved by the governing bodies of  
25 the ad valorem taxing authorities that appointed members. If either of the governing bodies of the  
26 ad valorem taxing authorities that appointed members fails to notify the land bank agency in  
27 writing of any objections to the proposed annual budget on or before December twentieth, then  
28 such failure or failures to object shall be deemed approved. In the event objections have been  
29 made and a budget for the fiscal year beginning May first has not been approved by the governing  
30 bodies of the ad valorem taxing authorities that appointed members on or before May first, then  
31 the budget for the previous fiscal year shall become the approved budget for that fiscal year. Any  
32 unexpended funds from the preceding fiscal year shall be deducted from the amounts needed to  
33 meet the budget requirements of the forthcoming year. Copies of the budget shall be made  
34 available to the public on or before December tenth, and a public hearing shall be had thereon  
35 before December twentieth, in each year. The approved and adopted budget may be amended by  
36 the land bank commissioners only with the approval of the governing bodies of the ad valorem

1 taxing authorities that appointed members.

2 7. The fiscal year of the land bank agency shall commence on May first of each year.  
3 Such land bank agency shall audit all claims for the expenditure of money and shall, acting by the  
4 chair or vice chair thereof, draw warrants therefor from time to time.

5 8. No warrant for the payment of any claim shall be drawn by such land bank agency until  
6 such claim shall have been approved by the director and shall bear the director's certificate that  
7 there is a sufficient unencumbered balance in the proper appropriation and sufficient unexpended  
8 cash available for the payment thereof.

9 141.982. 1. Such land bank agency shall set up and maintain a perpetual inventory on  
10 each tract of its real estate, except that individual tracts may be consolidated and grouped or  
11 regrouped for economy or convenience.

12 2. When any parcel of real estate acquired by such land bank agency under a deemed sale  
13 under subsection 3 of section 141.560, by redemption under subsection 3 of section 141.981, by  
14 gift under subsection 2 of section 141.980, or by deed from land trustees under subsection 1 of  
15 section 141.980 is sold or otherwise disposed of by such land bank agency, the proceeds  
16 therefrom shall be applied and distributed in the following order:

17 (1) To the payment of the expenses of sale;

18 (2) The balance to be retained by the land bank agency to pay the salaries and other  
19 expenses of such land bank agency and of its employees, including any expenditures authorized  
20 by subsection 4 of section 141.981, as provided for in its annual budget;

21 (3) Any funds in excess of those necessary to meet the expenses of the annual budget of  
22 the land bank agency in any fiscal year and a reasonable sum to carry over into the next fiscal year  
23 to assure that sufficient funds will be available to meet initial expenses for that next fiscal year,  
24 exclusive of net profit from the sale of parcels acquired by the land bank agency under a private  
25 foreclosure sale, shall be paid to the respective taxing authorities that, at the time of the  
26 distribution, are taxing the real property from which the proceeds are being distributed.

27  
28 The distributions shall be in proportion to the amounts of the taxes levied on the properties by the  
29 taxing authorities. Distribution shall be made on January first and July first of each year, and at  
30 such other times as the land bank commissioners in their discretion may determine.

31 3. When any parcel of real estate acquired by such land bank agency under a private  
32 foreclosure sale is sold or otherwise disposed of by such land bank agency, the proceeds therefrom  
33 shall be applied and distributed in the following order:

34 (1) To the payment of all land taxes and related charges then due on such parcel, subject  
35 to subsection 5 of section 141.982;

36 (2) To the payment of the expenses of sale;

1       (3) The balance to be retained by the land bank agency to pay the salaries and other  
2 expenses of such land bank agency and of its employees, including any expenditures authorized  
3 by subsection 4 of section 141.981, as provided for in its annual budget;

4       (4) Any funds in excess of those necessary to meet the expenses of the annual budget of  
5 the land bank agency in any fiscal year and a reasonable sum to carry over into the next fiscal year  
6 to assure that sufficient funds will be available to meet initial expenses for that next fiscal year,  
7 shall be paid in accordance with subdivision (3) of subsection 2 of this section.

8       4. Upon acquiring title to any real estate under a deemed sale under subsection 3 of  
9 section 141.560, by redemption under subsection 3 of section 141.981, by gift under subsection 2  
10 of section 141.980, or by deed from land trustees under subsection 1 of section 141.980, such land  
11 bank agency shall immediately notify the county assessor of such ownership, and the interests of  
12 each taxing authority therein shall be exempt from all taxation, in the same manner and to the  
13 same extent as any other publicly owned real estate, and upon the sale or other disposition of any  
14 real estate held by it, such land bank agency shall immediately notify the county assessor of such  
15 change of ownership.

16       5. Upon confirmation under section 141.580 of a sheriff's private foreclosure sale of a  
17 parcel of real estate to a land bank agency, the sheriff shall deliver a court administrator's deed for  
18 such parcel to the purchasing land bank agency and such land bank agency shall pay the full  
19 amount of all tax bills included in the judgment, interest, penalties, attorney's fees and costs then  
20 due thereon. Such parcel shall not be exempt from taxation; provided however, if all land taxes  
21 on such parcel are paid in full at the time of sale or other disposition of such parcel by the land  
22 bank agency or two years from the date of its acquisition by the land bank agency, whichever  
23 occurs first, then all interest and penalties that may have accrued thereon shall be abated.

24       6. Neither the land bank commissioners nor any salaried employee of the land bank  
25 agency provided for in sections 141.980 to 141.982 shall receive any compensation, emolument,  
26 or other profit directly or indirectly from the rental, management, purchase, sale, or other  
27 disposition of any lands held by such land bank agency other than the salaries, expenses, and  
28 emoluments provided for in sections 141.980 to 141.982; provided further that neither the land  
29 bank commissioners nor any salaried employee of the land bank agency provided for in sections  
30 141.980 to 141.982 shall have any relationship with, or be employed by, or otherwise receive any  
31 form of compensation from, any contractor or developer who purchases property from the land  
32 bank agency. Any person convicted of violating this subsection shall be deemed guilty of a felony  
33 and upon conviction thereof shall be sentenced to serve not less than two nor more than five years  
34 in the state penitentiary.”; and

35       Further amend said bill by amending the title, enacting clause, and intersectional  
36 references accordingly.