

HCS SB 220 -- ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS,  
LANDSCAPE ARCHITECTS, WELL DIGGERS, AND BUILDING DEMOLISHERS

(Vetoed by the Governor)

This bill changes the laws regarding architects, professional engineers, land surveyors, landscape architects, well diggers, and any person involved in the demolition or razing of a structure. In its main provisions, the bill:

(1) Increases, from one to three acres, the extent of acreage authorized for a lien on property to secure payment for work performed by an architect, engineer, land surveyor, or landscape architect; a corporation registered to practice these activities; a well digger; or a person demolishing or razing a structure (Section 429.015, RSMo);

(2) Increases the statute of limitations for an action to recover damages because of an error or omission in a land survey from five years after the error or omission is discovered to 10 years from the completion of the survey (Section 516.098); and

(3) Establishes a peer review process through which design professionals evaluate, maintain, or monitor the quality and utilization of services performed by a licensed architect, landscape architect, professional land surveyor, or professional engineer. The bill specifies how a peer review process may be performed and the participants of a peer review process; authorizes immunity from civil liability for any participant of the process; and specifies the information or materials of the peer review process that are privileged and not subject to discovery, subpoena, or other legal compulsion. These provisions cannot limit the authority of the Missouri Board for Architects, Professional Engineers, Professional Land Surveyors and Landscape Architects within the Department of Insurance, Financial Institutions and Professional Registration to obtain information by subpoena or other authorized process from a peer reviewer or to require disclosure of confidential information developed outside the peer review process which relate to matters and investigations within the jurisdiction of the licensing board (Section 537.033).