

HB 174 -- LANDLORD TENANT ACTIONS

SPONSOR: Washington

This bill specifies that, if a defendant was personally served with a summons under Sections 534.090 or 535.030, RSMo, no judgment shall be entered until at least 60 days after the defendant was personally served. If the defendant was not personally served, no judgment shall be entered until at least 90 days after notice was executed. A judgment shall not include interest or late fees if the landlord or tenant received any financial assistance or other money from any government agency toward the payment of rent for the property rented. If the defendant is unable to locate the property party to which to pay the judgment, the judgment shall be removed or abated after two years from the date of judgment. This shall only apply if the title of the rented property has transferred within two years after the entry of judgment.

Additionally, the bill specifies that all transfers of title of real property for rental properties with outstanding collectible judgments shall be filed in circuit court within 30 days after transfer of title. Within 30 days of the transfer of title, the seller and buyer shall notify tenants in writing of the new ownership.

This bill is similar to HB 2579 (2018).