



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 1122</b>		DATE: <b>3/31/2021</b>	
COMMITTEE: <b>Downsizing State Government</b>			
<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCAT</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>arniedienoff@yahoo.com</b>		ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/31/2021 11:58 PM</b>

**THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.**

**I am Opposed to this bill as it is written. It will be hard to keep track of.**



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JIM DURHAM</b>		PHONE NUMBER: <b>573-634-2777</b>	
REPRESENTING: <b>COMMUNITY ASSOCIATION INSTITUTE</b>		TITLE:	
ADDRESS: <b>415 EAST HIGH STREET</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/31/2021 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JOHN BARDGETT</b>		PHONE NUMBER: <b>573-634-8760</b>	
REPRESENTING: <b>ST LOUIS HOMEBUILDERS ASSN.</b>		TITLE:	
ADDRESS: <b>205 E CAPITO AVE SUITE 100</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL: <b>john@bardgett.net</b>	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>3/31/2021 10:52 AM</b>	

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The Homebuilders Assn of Greater St louis area oppose HB 1122. It is our opinion that the legislation is unneeded and will only lead to a great deal of additional litigation. Homebuilders and their developments are currently heavily regulated and scrutinized by municipal, county and in many cases state and federal laws and rules. A homebuilder/developer must have some degree of flexibility as they build a multi resident subdivisions. What lender will finance a development IF the development plan on which the lender based the repayment on can be changed at any time by the existing residents. For example: WHAT IF...a proposed 80 home subdivision has plans for all homes to be in the \$300,000 price range, after 20 of the homes are built, the existing 20 homeowners decide they want the remainder of the development to be \$750,000 homes and the last 2 lots to be a major swimming pool and/or recreational area. What if the market wont bear \$750,000 homes?? How does the developer repay the lender? What if a 2008 financial crisis hits again and a developer halfway through their development has to change the remained of the homes from attached villas to single family ?? These are a few of our concerns