

House _____ Amendment NO. _____

Offered By

1 AMEND House Committee Substitute for Senate Substitute for Senate Committee Substitute for
2 Senate Bill Nos. 775, 751 & 640, Page 1, Section A, Line 4, by inserting after all of the said section
3 and line the following:
4

5 "436.337. Notwithstanding any other provision of law, no political subdivision shall require
6 a property owner to have a home inspection conducted of a residential property regarding the sale of
7 the property. This provision shall not apply to any inspection requirement of new construction or
8 occupancy permits.

9 442.404. 1. As used in this section, the following terms shall mean:

10 (1) "Homeowners' association", a nonprofit corporation or unincorporated association of
11 homeowners created under a declaration to own and operate portions of a planned community or
12 other residential subdivision that has the power under the declaration to assess association members
13 to pay the costs and expenses incurred in the performance of the association's obligations under the
14 declaration or tenants-in-common with respect to the ownership of common ground or amenities of
15 a planned community or other residential subdivision. This term shall not include a condominium
16 unit owners' association as defined and provided for in subdivision (3) of section 448.1-103 or a
17 residential cooperative;

18 (2) "Political signs", any fixed, ground-mounted display in support of or in opposition to a
19 person seeking elected office or a ballot measure excluding any materials that may be attached.

20 2. (1) No deed restrictions, covenants, or similar binding agreements running with the land
21 shall prohibit or have the effect of prohibiting the display of political signs.

22 [~~3.~~] (2) A homeowners' association has the authority to adopt reasonable rules, subject to
23 any applicable statutes or ordinances, regarding the time, size, place, number, and manner of display
24 of political signs.

25 [~~4.~~] (3) A homeowners' association may remove a political sign without liability if such
26 sign is placed within the common ground, threatens the public health or safety, violates an
27 applicable statute or ordinance, is accompanied by sound or music, or if any other materials are
28 attached to the political sign. Subject to the foregoing, a homeowners' association shall not remove
29 a political sign from the property of a homeowner or impose any fine or penalty upon the
30 homeowner unless it has given such homeowner three days after providing written notice to the

Action Taken _____ Date _____

1 homeowner, which notice shall specifically identify the rule and the nature of the violation.

2 3. (1) No deed restrictions, covenants, or similar binding agreements running with the land
3 shall prohibit or have the effect of prohibiting the display of sale signs on the property of a
4 homeowner or nearby street corners.

5 (2) A homeowners' association has the authority to adopt reasonable rules, subject to any
6 applicable statutes or ordinances, regarding the time, size, place, number, and manner of display of
7 sale signs.

8 (3) A homeowners' association may remove a sale sign without liability if such sign is
9 placed within the common ground, threatens the public health or safety, violates an applicable
10 statute or ordinance, is accompanied by sound or music, or if any other materials are attached to the
11 sale sign. Subject to the foregoing, a homeowners' association shall not remove a sale sign from the
12 property of a homeowner or impose any fine or penalty upon the homeowner unless it has given
13 such homeowner three days after providing written notice to the homeowner, which notice shall
14 specifically identify the rule and the nature of the violation."; and

15
16 Further amend said bill, Page 2, Section 491.015, Line 31, by inserting after all of the said section
17 and line the following:

18
19 "535.012. No county, municipality, or other political subdivision shall impose or enforce a
20 moratorium on eviction proceedings unless specifically authorized by state law."; and

21
22 Further amend said bill by amending the title, enacting clause, and intersectional references
23 accordingly.