

House \_\_\_\_\_ Amendment NO. \_\_\_\_\_

Offered By

1 AMEND House Committee Substitute for Senate Committee Substitute for Senate Bill No. 908,  
2 Page 38, Section 137.115, Line 210, by inserting after all of said section and line the following:  
3

4 "140.170. 1. Except for lands described in subsection 7 of this section, the county collector  
5 shall cause a copy of the list of delinquent lands and lots to be printed in some newspaper of general  
6 circulation published in the county for three consecutive weeks, one insertion weekly, before the  
7 sale, the last insertion to be at least fifteen days prior to the fourth Monday in August.

8 2. In addition to the names of all record owners or the names of all owners appearing on the  
9 land tax book it is only necessary in the printed and published list to state in the aggregate the  
10 amount of taxes, penalty, interest and cost due thereon, each year separately stated.

11 3. To the list shall be attached and in like manner printed and published a notice of said  
12 lands and lots stating that said land and lots will be sold at public auction to discharge the taxes,  
13 penalty, interest, and costs due thereon at the time of sale in or adjacent to the courthouse of such  
14 county, on the fourth Monday in August next thereafter, commencing at ten o'clock of said day and  
15 continuing from day to day thereafter until all are offered. Such auction may also be conducted by  
16 electronic media, including the internet, at the same time and at the discretion of the county  
17 collector.

18 4. The county collector, on or before the day of sale, shall insert at the foot of the list on his  
19 or her record a copy of the notice and certify on his or her record immediately following the notice  
20 the name of the newspaper of the county in which the notice was printed and published and the dates  
21 of insertions thereof in the newspaper.

22 5. The expense of such printing shall be paid out of the county treasury and shall not exceed  
23 the rate provided for in chapter 493, relating to legal publications, notices and advertisements, and  
24 the cost of printing at the rate paid by the county shall be taxed as part of the costs of the sale of any  
25 land or lot contained in the list.

26 6. The county collector shall cause the affidavit of the printer, editor or publisher of the  
27 newspaper in which the list of delinquent lands and notice of sale was published, as provided by  
28 section 493.060, with the list and notice attached, to be recorded in the office of the recorder of  
29 deeds of the county, and the recorder shall not charge or receive any fees for recording the same.

30 7. The county collector may have a separate list of such lands, without legal descriptions or

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1 the names of the record owners, printed in a newspaper of general circulation published in such  
2 county for three consecutive weeks before the sale of such lands for a parcel or lot of land that:

3 (1) Has an assessed value of one thousand five hundred dollars or less and has been  
4 advertised previously; or

5 (2) Is a lot in a development of twenty or more lots and such lot has an assessed value of  
6 one thousand five hundred dollars or less.

7  
8 The notice shall state that legal descriptions and the names of the record owners of such lands shall  
9 be posted at any county courthouse within the county and the office of the county collector.

10 8. If, in the opinion of the county collector, an adequate legal description of the delinquent  
11 land and lots cannot be obtained through researching the documents available through the recorder  
12 of deeds, the collector may commission a professional land surveyor to prepare an adequate legal  
13 description of the delinquent land and lots in question. The costs of any commissioned land survey  
14 deemed necessary by the county collector shall be taxed as part of the costs of the sale of any land  
15 or lots contained in the list prepared under this section.

16 140.190. 1. On the day mentioned in the notice, the county collector shall commence the  
17 sale of such lands, and shall continue the same from day to day until each parcel assessed or  
18 belonging to each person assessed shall be sold as will pay the taxes, interest and charges thereon, or  
19 chargeable to such person in said county.

20 2. The person or land bank agency offering at said sale, whether in person or by electronic  
21 media, to pay the required sum for a tract shall be considered the purchaser of such land; provided,  
22 no sale shall be made to any person or designated agent who is currently delinquent on any tax  
23 payments on any property, other than a delinquency on the property being offered for sale, and who  
24 does not sign an affidavit stating such at the time of sale. Failure to sign such affidavit as well as  
25 signing a false affidavit may invalidate such sale. No bid shall be received from any person not a  
26 resident of the state of Missouri or a foreign corporation or entity all deemed nonresidents. A  
27 nonresident shall file with said collector an agreement in writing consenting to the jurisdiction of the  
28 circuit court of the county in which such sale shall be made, and also filing with such collector an  
29 appointment of some citizen of said county as agent of said nonresident, and consenting that service  
30 of process on such agent shall give such court jurisdiction to try and determine any suit growing out  
31 of or connected with such sale for taxes. After the delinquent auction sale, any certificate of  
32 purchase shall be issued to the agent. After meeting the requirements of section 140.405, the  
33 property shall be conveyed to the agent on behalf of the nonresident, and the agent shall thereafter  
34 convey the property to the nonresident.

35 3. All such written consents to jurisdiction and selective appointments shall be preserved by  
36 the county collector and shall be binding upon any person or corporation claiming under the person  
37 consenting to jurisdiction and making the appointment herein referred to; provided further, that in  
38 the event of the death, disability or refusal to act of the person appointed as agent of said  
39 nonresident the county clerk shall become the appointee as agent of said nonresident.

1           4. No person residing in any home rule city with more than seventy-one thousand but fewer  
2 than seventy-nine thousand inhabitants shall be eligible to offer to purchase lands under this section  
3 unless such person has, no later than ten days before the sale date, demonstrated to the satisfaction  
4 of the official charged by law with conducting the sale that the person is not the owner of any parcel  
5 of real property that has two or more violations of the municipality's building or housing codes. A  
6 prospective bidder may make such a demonstration by presenting statements from the appropriate  
7 collection and code enforcement officials of the municipality. This subsection shall not apply to any  
8 taxing authority or land bank agency, and entities shall be eligible to bid at any sale conducted under  
9 this section without making such a demonstration."; and

10  
11 Further amend said bill by amending the title, enacting clause, and intersectional references  
12 accordingly.