

FIRST REGULAR SESSION

# HOUSE BILL NO. 150

## 102ND GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE DOLL.

0447H.011

DANA RADEMAN MILLER, Chief Clerk

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### AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to rental protections for persons diagnosed with posttraumatic stress disorder.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be  
2 known as section 441.925, to read as follows:

**441.925. 1. As used in this section, "posttraumatic stress disorder" means a**  
2 **condition of persistent mental and emotional stress occurring as a result of injury or**  
3 **severe psychological shock, typically involving disturbance of sleep and constant vivid**  
4 **recall of the experience, with dulled responses to others and to the outside world.**

5 **2. No applicant, tenant, or lessee shall be denied tenancy, be evicted from a**  
6 **premises, or be found to be in violation of a lease agreement on the basis of or as a direct**  
7 **result of the fact that the applicant, tenant, or lessee has been diagnosed with**  
8 **posttraumatic stress disorder if the applicant, tenant, or lessee otherwise qualifies for**  
9 **tenancy or occupancy in the premises.**

10 **3. In any action brought by a landlord against a tenant under this chapter,**  
11 **chapter 534, or chapter 535, a tenant shall have an affirmative defense and not be liable**  
12 **for rent if:**

13 **(1) The tenant vacates the premises owned by the landlord prior to the**  
14 **expiration of the lease; and**

15 **(2) The tenant notifies the landlord that the tenant has been diagnosed with**  
16 **posttraumatic stress disorder and provides documentation of such diagnosis from the**  
17 **tenant's physician.**

EXPLANATION — Matter enclosed in bold-faced brackets ~~thus~~ in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

18           **4. The submission of false documentation by an applicant, tenant, or lessee**  
19 **under this section may be a basis for a denial of tenancy, eviction, or a violation of a**  
20 **lease agreement.**

21           **5. The provisions of this section shall apply only to residential properties.**

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