

# HOUSE BILL NO. 2292

## 102ND GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE FALKNER.

4759H.011

DANA RADEMAN MILLER, Chief Clerk

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### AN ACT

To amend chapter 71, RSMo, by adding thereto one new section relating to no-impact, home-based businesses.

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

Section A. Chapter 71, RSMo, is amended by adding thereto one new section, to be known as section 71.996, to read as follows:

**71.996. 1. As used in this section, the following terms mean:**

(1) "Leaseholder", a person who pays the owner of a building or parcel of real property for the right to live in the building or on the parcel;

(2) "No-impact, home-based business", a business conducted by a property owner or a leaseholder within their residential property that is in compliance with section 71.990;

(3) "Property owner", an individual or entity that holds legal ownership or control over a residential property.

2. Property owners or leaseholders wishing to operate a no-impact, home-based business in a residential property shall submit an affidavit to the city clerk or appropriate municipal officer. The affidavit shall include the following information:

(1) The name and contact information of the property owner or leaseholder;

(2) A description of the no-impact, home-based business including, but not limited to, the type of business and its activities;

(3) Verification that the no-impact, home-based business complies with section 71.990 and does not impact the residential character of the property or such property's surroundings; and

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) A statement affirming that the no-impact, home-based business will not**  
19 **disrupt the residential character of the neighborhood or cause excessive traffic, noise, or**  
20 **other disturbances.**

21           **3. Upon receiving the affidavit, the city clerk or appropriate municipal officer**  
22 **shall review the affidavit to ensure that the no-impact, home-based business complies**  
23 **with section 71.990 and does not impact the residential character of the neighborhood.**  
24 **If the no-impact, home-based business complies with section 71.990 and all relevant**  
25 **regulations and has no adverse effect on the neighborhood, the affidavit shall be**  
26 **accepted. If the affidavit is rejected, the municipality shall provide a written**  
27 **explanation for the rejection.**

28           **4. A property owner or leaseholder who receives approval for a no-impact,**  
29 **home-based business shall agree to periodic compliance checks by local authorities to**  
30 **ensure continued adherence to section 71.990.**

31           **5. Upon approval of the no-impact, home-based business affidavit, the property**  
32 **owner or leaseholder shall provide written notice to neighboring property owners or**  
33 **leaseholders within a reasonable distance, informing such property owners or**  
34 **leaseholders of the nature of the business and providing contact information for**  
35 **addressing concerns or complaints.**

36           **6. A property owner or leaseholder found to be operating a no-impact, home-**  
37 **based business without the required affidavit or in violation of the terms and conditions**  
38 **of such affidavit may be subject to fines, business closure, or other enforcement actions**  
39 **as determined by local authorities.**

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