

HB 2292 -- NO-IMPACT HOME-BASED BUSINESSES

SPONSOR: Falkner

This bill requires property owners or leaseholders who wish to operate a no-impact, home-based business to submit an affidavit to the city clerk or other appropriate municipal officer containing the applicant's name, a description of the business including the type of business and its activities, verification that the business complies with Section 71.990 RSMo, and does not impact the residential character of the property or neighborhood, and a statement affirming that the business will not disrupt the residential character of the neighborhood or cause excessive traffic, noise, or other disturbances.

Once the clerk or other officer receives the affidavit, it will be reviewed to ensure that it complies with Section 71.990 and does not impact the residential character of the neighborhood. If the affidavit meets all other relevant regulations it will be accepted. If it is rejected, the municipality must provide a written explanation for the rejection.

A property owner or leaseholder receiving approval must agree to periodic compliance checks by local authorities to ensure continued adherence to Section 71.990, and must provide written notice to neighboring property owners within a reasonable distance, informing them of the business and providing contact information for addressing concerns or complaints.

If a property owner or leaseholder is found to be operating the business without the required affidavit or in violation of the terms and conditions of the affidavit, he or she may be subject to a fine, business closure, or other enforcement actions as determined by local authorities.