

SS SB 895 -- LANDLORD-TENANT PROCEEDINGS

SPONSOR: Trent (Brown 16)

COMMITTEE ACTION: Voted "Do Pass" by the Special Committee on Small Business by a vote of 6 to 0. Voted "Do Pass" by the Standing Committee on Rules- Legislative Oversight by a vote of 7 to 3.

The bill adds two new sections relating to landlord-tenant proceedings:

(1) Unless a state law specifically authorizes a moratorium on evictions, no county, municipality or other political subdivision shall impose or enforce a moratorium (67.137, RSMo); and

(2) If a rental property has outstanding collectible judgments, all transfers of title for that property must be filed in circuit court within 30 days after transfer of title (534.157).

This bill is similar to HB 2062 (2024).

PROPONENTS: Supporters say that the premise of the bill is to protect the property rights of people who provide housing. There's a statute that allows taking of property, which needs to be invoked if property is taken. Registering property when it changes hands allows people who are trying to satisfy debt to do so.

Testifying in person for the bill were Senator Trent; Missouri Association of Realtors; and St. Louis Apartment Association.

OPPONENTS: There was no opposition voiced to the committee.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.