



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1514		DATE: 4/15/2024
COMMITTEE: Rural Community Development		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCATE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: arniedienoff@mail.com	ATTENDANCE: Written	SUBMIT DATE: 4/12/2024 12:06 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I am in Support of this Bill and allowing Home-Owners or Residents the choice and ability of raising and having Chickens.



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BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: arniedienoff@mail.com	ATTENDANCE: Written		SUBMIT DATE: 4/15/2024 11:44 PM
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I am in Support of this Bill by providing protection to Missourians and Missouri Families from Land and Deed Restrictions in Subdivisions by allowing chickens for self-sufficiency (especially with the high-prices for a dozen eggs) and for good nutrition.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JOSIE MURPHY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 4/15/2024 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: LILY MURPHY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 4/15/2024 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: MICHAEL		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: libertytree.cottage976@passinbox.com		ATTENDANCE: Written	SUBMIT DATE: 4/15/2024 1:37 PM
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I support the intent and spirit of HB 1514, but would like to see some changes made to it to make it stronger. -- I'm concerned with the vagueness of the term "reasonable" on line 57 of page 3. Would it be "reasonable" for an HOA to require that all chicken coops be painted a certain color? Would it be "reasonable" for an HOA to prohibit any particular paint design on a chicken coop? Would it be "reasonable" for an HOA to restrict the color of the eggs laid by the chickens? Would it be "reasonable" for an HOA to restrict the color or size of the chickens? -- The line between "effect of prohibiting" on line 55 on page 3 and "reasonable rules" on line 57 of page 3 seems to be blurry. I would like to see this area less gray and more black-and-white. It seems to me like all necessary reasonable rules would be few enough that they should just be included in this bill instead of leaving it up for the courts to decide when an HOA and a homeowner disagree on what constitutes as a "reasonable" rule. As for the issue of local control, the most local level of control is at the individual level. The role of government should be to protect liberty at the lowest level to the fullest extent possible. In cases where 1 person's liberty would infringe on another person, the level of infringement necessary to justify removal of such liberty should be high (limited to death, injury, property damage, and loss of property). This is why I oppose rules, laws, ordinances, and such that establish often victimless crimes. In any case where someone having chickens on their property causes death, injury, property damage, or loss of property to another individual, such case should be handled individually and on a case-by-case basis. This is why I think most HOA rules, including rules prohibiting and regulating possession of chickens, are an unnecessary violation of individual liberty, and as such, it's the obligation of the State to protect the individual citizens from such oppression, regardless of what level of "local" control the tyranny is being perpetrated. I urge you to strengthen this bill and pass it out of committee.



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: DELLA MILLER		PHONE NUMBER: 573-216-0827	
BUSINESS/ORGANIZATION NAME: MISSOURI ASSOCIATION MANAGEMENT, LLC.		TITLE: OWNER	
ADDRESS: 2121 BAGNELL DAM BLVD			
CITY: LAKE OZARK		STATE: MO	ZIP: 65049
EMAIL: dmiller@mam-llc.com	ATTENDANCE: In-Person	SUBMIT DATE: 4/14/2024 6:06 PM	

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

RE: Oppose House Bill 1514Honorable House of Representatives,My name is Della Miller and I oppose House Bill 1514. I am the co-owner of Missouri Association Management at the Lake of the Ozarks. We manage a large scale community with 7,200 lots. The lots were platted with a restriction of prohibiting poultry and that’s been in existence for 54 years. Allow me to provide some context regarding our community’s layout and constraints. The building envelopes of properties feature a 30 foot front setback, a 50 rear setback, and 10 foot side setbacks. Additionally, due to utility easements, fences cannot be erected along property lines. Given the parameters, along with the space allocated for wastewater treatment systems, the useable land available for accommodating chickens, including a coop and a fenced area, is severely limited. Under the proposed bill, however, a typical second-tier lot, measuring a quarter of an acre, would be permitted to house up to 7 chickens. The property was planned by the Developer with a vision in mind – one that did not include pasturing chickens. Had such an arrangement been intended, the lots would have been platted larger, with additional common areas provided. Passing HB 1514 would not only undermine a long standing land use restriction, but it would also impose significant burdens in terms of enforcement and oversight. Monitoring chicken populations per lot, addressing complaints regarding a poorly maintained coop, and managing noise and other nuisance would place undue strain on our resources. It’s important to note that in a Property Owners Association, if a substantial number of owners desire a rule change, such as permitting poultry pasturing, they have the avenue to pursue an amendment by a passing vote of the owners. Implementing a statewide, one-size fits-all law, as proposed by the bill, is not the appropriate course of action. I urge you to consider the potential adverse effect that House Bill 1514 would have on established communities with long-standing land use restrictions. I respectfully request that you oppose House Bill 1514 to ensure the continued well-being of our communities. Thank you for your attention to this matter and for considering my viewpoints. Respectfully,Della Miller, CMCA, AMS, PCAMMissouri Association Management, LLC.



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: TODD BILLY		PHONE NUMBER: 314-423-6304	
BUSINESS/ORGANIZATION NAME: COMMUNITY ASSOCIATION INSTITUTE - HEARTLAND CHAPTER		TITLE: MEMBER	
ADDRESS: P.O. BOX 953			
CITY: BRIDGETON		STATE: MO	ZIP: 63044
EMAIL:	ATTENDANCE:	SUBMIT DATE: 4/15/2024 12:00 AM	
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