



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 2727		DATE: 3/5/2024	
COMMITTEE: General Laws			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: ADAM RAPERT		PHONE NUMBER: 573-761-5952	
REPRESENTING: COMMUNITY ASSOCIATIONS INSTITUTE		TITLE:	
ADDRESS: 215 EAST CAPITOL AVENUE			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 3/5/2024 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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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@yahoo.com	ATTENDANCE: In-Person	SUBMIT DATE: 3/5/2024 11:13 PM	

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I am in Support of this Bill and the intension of cleaning-up and removing obsolete and outdated Home Owner Association Covenants, Restrictions and Indentures.



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: JANE STERNECKY		PHONE NUMBER: 312-450-6622	
BUSINESS/ORGANIZATION NAME: UNIFORM LAW COMMISSION		TITLE: MS.	
ADDRESS: 111 N. WABASH, SUITE 1010			
CITY: CHICAGO		STATE: IL	ZIP: 60614
EMAIL: jsternecky@uniformlaws.org	ATTENDANCE: Written		SUBMIT DATE: 2/27/2024 10:37 AM

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Chair Riley, Vice Chair Hicks, and Members of the Committee: Thank you for considering Representative Cameron’s legislation to enact the HB 2727, the Uniform Unlawful Restrictions in Land Records Act in Missouri. The Uniform Unlawful Restrictions in Land Records Act is a uniform act produced by the Uniform Law Commission (ULC). The Uniform Law Commission is a non-profit organization formed in 1892 to draft non-partisan model legislation in the areas of the law for which uniformity among the states is advisable. It is comprised of Commissioners from all 50 states, Puerto Rico, the District of Columbia, and the U.S. Virgin Islands. HB 2727 creates a mechanism for property owners to record an amendment that effectively removes an unlawful restriction contained within their property records. These unlawful restrictions were recorded from the beginning of the late 1800s through the mid-1900s, and restricted ownership, leasing, and occupancy of real property on the basis of race, religion, color, national origin, and other now-protected personal characteristics. These restrictions furthered harmful stereotypes, encouraged discrimination, and significantly limited housing opportunities and economic mobility for people of color and other minority groups throughout the United States. In 1948, the United States Supreme Court determined that racially restrictive covenants were unenforceable, and in 1968, the Fair Housing Act made it illegal to record discriminatory restrictive covenants. However, these discriminatory covenants, or unlawful restrictions, still linger in the property records for individual homes and common interest communities in every single state. HB 2727 creates a path forward for states to begin addressing our country’s regrettable history of lawful discrimination in housing. HB 2727 creates a straightforward process for functionally removing any unlawful restriction encountered by a property owner. Single-family homeowners can fill out the sample amendment form contained within the bill and have the completed amendment recorded in the land records for their home. For Missourians who own property in a condominium, co-op, or planned community, HB 2727 allows them to request that their association’s governing body remove the unlawful restriction from the governing documents. Once a unit owner has requested the removal, the governing body is empowered to seamlessly remove the unlawful restriction by amendment, without having to provide advanced notice or conduct a vote of the unit owners. Additionally, even when a member of the association has not requested the removal of an unlawful restriction, a common interest community board will be able to remove the restriction on its own volition without a vote from the association as a whole. By creating a simple process to remove offensive and unlawful restrictions, the Uniform Unlawful Restrictions in Land Records, HB 2727, will allow Missourians to address the painful history of discrimination that lurks in their property records while still leaving the historical record intact. By preserving the historical records, HB 2727 ensures that the history of discrimination in our country can be researched by future generations, and will allow the property to be transferred or mortgaged without undermining the insurability of title. Thank you for

your consideration.