

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 1838H.01I  
Bill No.: HB 716  
Subject: Cities, Towns, and Villages; Property, Real and Personal  
Type: Original  
Date: February 25, 2025

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Bill Summary: This proposal modifies provisions governing nuisance actions for deteriorated property in certain home rule cities.

**FISCAL SUMMARY**

<b>ESTIMATED NET EFFECT ON GENERAL REVENUE FUND</b>			
FUND AFFECTED	FY 2026	FY 2027	FY 2028
<b>Total Estimated Net Effect on General Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>ESTIMATED NET EFFECT ON OTHER STATE FUNDS</b>			
FUND AFFECTED	FY 2026	FY 2027	FY 2028
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: () indicate costs or losses.

<b>ESTIMATED NET EFFECT ON FEDERAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
<b>Total Estimated Net Effect on <u>All</u> Federal Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

<b>ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)</b>			
<b>FUND AFFECTED</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
<b>Total Estimated Net Effect on FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

- ☐ Estimated Net Effect (expenditures or reduced revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.
- ☐ Estimated Net Effect (savings or increased revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.

<b>ESTIMATED NET EFFECT ON LOCAL FUNDS</b>			
<b>FUND AFFECTED</b>	<b>FY 2026</b>	<b>FY 2027</b>	<b>FY 2028</b>
<b>Local Government</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

## FISCAL ANALYSIS

### ASSUMPTION

#### §82.1025 – Civil Suits regarding Nuisance Actions for Deteriorated Property

Officials from the **Office of the State Courts Administrator**, the **State Tax Commission** and **Kansas City** each assume the proposal will have no fiscal impact on their respective organizations. **Oversight** does not have any information to the contrary. Therefore, Oversight will reflect a zero impact in the fiscal note for these agencies.

**Oversight** assumes this proposal allows a civil action to be brought against a property owner or tenant who has created a nuisance action for deteriorated property. Current law includes St. Louis City and Kansas City. This proposal adds the city of St. Joseph. The proposal also limits lawsuits seeking attorneys' fees and expense to also include the city of St. Joseph. **Oversight** does not have information to the contrary and therefore, Oversight will reflect no impact for this proposal.

<u>FISCAL IMPACT – State Government</u>	FY 2026 (10 Mo.)	FY 2027	FY 2028
	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

<u>FISCAL IMPACT – Local Government</u>	FY 2026 (10 Mo.)	FY 2027	FY 2028
	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>

#### FISCAL IMPACT – Small Business

Small businesses who are in a lawsuit regarding nuisance actions for deteriorated property could be impacted by this proposal.

### FISCAL DESCRIPTION

Current law provides a method for property owners in St. Louis City and Kansas City to bring a nuisance action against an owner of a property alleged to be a nuisance for the amount of damage created by the nuisance to the value of the petitioner's property. This bill would make the existing process available to property owners in any home rule city with more than 71,000 but less than 79,000 inhabitants, which currently includes St. Joseph.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

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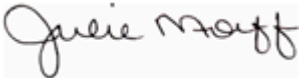
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SOURCES OF INFORMATION

Office of the State Courts Administrator  
State Tax Commission  
Kansas City

A handwritten signature in black ink that reads "Julie Morff". The signature is written in a cursive style with a large initial "J" and "M".

Julie Morff  
Director  
February 25, 2025

A handwritten signature in black ink that reads "Jessica Harris". The signature is written in a cursive style with a large initial "J" and "H".

Jessica Harris  
Assistant Director  
February 25, 2025