

FIRST REGULAR SESSION

# HOUSE BILL NO. 1564

103RD GENERAL ASSEMBLY

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INTRODUCED BY REPRESENTATIVE STEINHOFF.

1433H.011

JOSEPH ENGLER, Chief Clerk

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## AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to purpose-built student housing.

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*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be known as section 441.928, to read as follows:

**441.928. 1. As used in this section, the following terms mean:**

(1) "Academic services", services that include, but shall not be limited to, reliable internet access, transportation to and from the institution of higher education, study spaces, community events, and conflict resolution;

(2) "Essential services", services that include, but shall not be limited to, readily available laundry facilities, secure building access, secure personal spaces, garbage disposal, emergency maintenance services, and on-site parking;

(3) "Purpose-built student housing", housing that is designed for student renters who are attending an institution of higher education in this state and is leased by the bed or by the room.

2. Any renter of purpose-built student housing shall have the following rights:

(1) The right to a habitable living space, which includes the following functioning utilities:

(a) Water;

(b) Electricity; and

(c) Heat;

EXPLANATION — Matter enclosed in bold-faced brackets ~~thus~~ in the above bill is not enacted and is intended to be omitted from the law. Matter in bold-face type in the above bill is proposed language.

17           **(2) The right to timely repairs for maintenance issues arising from normal wear**  
18 **and tear;**

19           **(3) The right to proper notice before entry by the landlord except in emergency**  
20 **situations;**

21           **(4) The right to protection against unreasonable rent increases during the lease**  
22 **term;**

23           **(5) The right to proper written notice if the purpose-built student housing**  
24 **property is sold to a new landlord; and**

25           **(6) The right to not be discriminated against based on protected characteristics**  
26 **including, but not limited to, race, religion, or disability.**

27           **3. A lease between a landlord of purpose-built student housing and a renter of**  
28 **such housing shall include the following:**

29           **(1) Transparent fees, including fees before, during, and at the end of the lease;**

30           **(2) How conflicts between renters within in each purpose-built student housing**  
31 **shall be resolved;**

32           **(3) How health disclosures on a lease application shall be honored;**

33           **(4) Information regarding lease modifications or breaking an existing lease in**  
34 **cases in which the renter has a change in academic status within the institution of higher**  
35 **education including, but not limited to:**

36           **(a) Transferring to another institution of higher education not within proximity**  
37 **to the purpose-built student housing;**

38           **(b) Withdrawing from the institution of higher education;**

39           **(c) Being removed from the institution of higher education; or**

40           **(d) Relocating to another state because of a:**

41           **a. Catastrophic illness or accident of a family member of the renter;**

42           **b. Death in the family; or**

43           **c. Family emergency or other life-changing event that requires the renter to**  
44 **withdraw from the institution of higher education;**

45           **(5) Information as to whether transferring a lease or subleasing is permitted;**

46           **(6) Lease renewal options, including a right-of-first-refusal clause that includes a**  
47 **time line no earlier than the semester prior to when the lease is due to expire; and**

48           **(7) All academic services or essential services a landlord of purpose-built student**  
49 **housing is providing to renters of such housing. If the landlord fails to provide any of**  
50 **the listed academic services or essential services provided in the lease in a timely**  
51 **manner, the landlord shall be deemed guilty of forcible entry and detainer as described**  
52 **in chapter 534; provided however, this subdivision shall not be applicable if the landlord**  
53 **takes such action for health or safety reasons.**

54           **4. In conjunction with the attorney general, the department of higher education**  
55 **and workforce development shall create a flyer that landlords of purpose-built student**  
56 **housing shall provide to renters of such housing that shall include, at a minimum, the**  
57 **lease requirements provided under subsection 3 of this section.**

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