

CCS SS HCS HBs 595 & 343 -- REAL ESTATE TRANSACTIONS

BROKERAGE AGREEMENTS FOR BUYERS AND TENANTS (Section 339.780, RSMo)  
This bill provides that a designated real estate broker acting as a single agent for a buyer or tenant must enter into a written agency agreement before, engaging in brokerage acts, current law allows such a broker to enter into an agreement while engaging in such acts.

This provision is the same as in SB 478 (2025) and HB 596 (2025).

ORDINANCES LIMITING ACTIONS OF LANDLORDS AND TENANTS (Section 441.043)

This bill provides that no county or city can enact, maintain, or enforce any ordinance or resolution that:

(1) Prohibits landlords from refusing to lease or rent a privately owned, single-family, or multiple-unit residential or commercial rental property to a person because the person's lawful source of income to pay rent includes funding from a Federal or other housing assistance program.

(2) Restricts a landlord's ability to use or consider income-qualifying methods, credit reports, eviction or property damage history, or criminal history, or to request such information in order to determine whether to rent or lease a property to a prospective tenant;

(3) Limits the amount of security deposit a landlord can require from a tenant; or

(4) Requires tenants to automatically receive the right of first refusal.

This bill allows the county or city to enter into voluntary agreements with private persons to regulate the amount of rent charged for subsidized rental properties.

In addition, this bill does not prevent a county or city from enacting, maintaining, or enforcing any ordinance or resolution that prohibits a landlord from discriminating against a tenant or prospective tenant solely on the basis that such tenant is a recipient of veterans' benefits.

This provision is similar to SB 507 (2025)