

HB 1177 -- BINDING AGREEMENTS RUNNING WITH LAND

SPONSOR: Costlow

This bill establishes the "Missouri Homeowners' Association Act".

The bill will apply to all planned communities, as defined in the bill, and all events and circumstances related to planned communities on and after January 1, 2026.

Each lot, as defined in the bill, must constitute a separate parcel of real estate, assessed and taxed consistent with its restricted use. Common ground and property of the association, as defined in the bill, will not be subject to taxation.

The bill specifies standards and procedures for amending the declarations creating a planned community, as defined in the bill, and for appealing the amendments.

An owners' association will be organized prior to conveyance of the first lot in a planned community, and will be incorporated as a mutual benefit nonprofit corporation within one year of the transfer of control from the declarant. The bill provides for the owners' association to be governed by a board of directors and specifies election procedures.

The bill establishes procedures for the association's budget and assessments on lot owners; provides that any provision in the association's governing documents specifying a maximum assessment or maximum assessment increase will be void; and details procedures for recovering delinquent assessments through the courts, including actions against tenants.

The bill includes provisions regarding binding arbitration, and regarding nonbinding dispute resolution between lot owners.

This bill is similar to SB 481 (2025).