



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 1125</b>		DATE: <b>3/5/2025</b>	
COMMITTEE: <b>Local Government</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. AC "HONEST-ABE" DIENOFF-STATE PUBLIC ADVO</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>3/5/2025 12:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JESSICA PETRIE</b>		PHONE NUMBER: <b>573-635-6044</b>	
REPRESENTING: <b>RECORDERS ASSN OF MO</b>		TITLE:	
ADDRESS: <b>124 1/2 E HIGH ST</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65102</b>
EMAIL: <b>jessica@wintonpolicygroup.com</b>	ATTENDANCE: <b>In-Person</b>		SUBMIT DATE: <b>3/5/2025 9:52 AM</b>
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>LYNNE SCHLOSSER</b>		PHONE NUMBER:	
REPRESENTING: <b>MO SOCIETY OF PROFESSIONAL SURVEYORS</b>		TITLE:	
ADDRESS: <b>1521 PEPPERWOOD DR.</b>			
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63146</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/5/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>STEVEN E. WEIBLE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>atnhayseed@outlook.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/5/2025 10:13 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

Ladies and Gentlemen of the Committee - Thank you for this opportunity to offer written testimony on HB 1125. As a Professional Land Surveyor, licensed to practice in the State of Missouri, I am not opposed to an attempt to clarify Section 59.310 RSMo in regard to the fees charged for recording and copying plats and surveys. The present Section 59.310-6(4) for recording fees and Section 59.310-6(5) for copying fees are quite convoluted and have not been consistently interpreted and applied in Recorders' offices across the state. However, HB 1125, as proposed, has some issues that concern me and which I do not support. Therefore, I offer these comments for informational purposes in the hope that they will assist the Committee in making a better bill. To first address the proposed changes: (1) Plats and surveys have in the past always been treated separately. Plats are such things as subdivision plats and condominium plats, which require an approval process through a county or city. They are prepared by a professional land surveyor and usually (but not always) dedicate streets and easements to public use, which requires the signature of the owner and an acknowledgement by a notary public. All public entities involved must also sign, signifying their approval. Before any lots or tracts can be sold, the plat must be recorded. Once recorded, the lots or tracts are created and can be sold with reference to the recorded plat. Surveys generally refer to boundary surveys, easement surveys, perhaps right-of-way surveys and other types of surveys depicting the location of existing or proposed land lines. These are prepared by a professional land surveyor. Generally, these do not require any signature but the surveyor's. The survey represents the land surveyor's professional opinion of a boundary/easement/right-of-way location or a proposed location and does not in and of itself create anything. In order for a tract/easement/right-of-way to be created as depicted on the survey, a conveyance document must be executed, generally with reference to the survey. A boundary survey is not required to be recorded, except under certain circumstances. In Cole County, the recording fee for a PLAT, 18" x 24", is \$44 for the first sheet and \$25 for each additional sheet; for 24" x 36" it is \$69 for the first sheet and \$50 for each additional sheet. The recording fee for a SURVEY is \$24 for the first sheet and \$5 for each additional sheet, apparently regardless of size. The changes proposed by HB 1125 lump plats and surveys together and charge the same fees. The language does not state the price per page of a multiple sheet drawing. I can only assume that the proposed fee applies to each page. This should be clarified. Also, this appears to give a discount for filing PLATS and a substantial increase for filing SURVEYS. To illustrate: for Cole County a PLAT of 1 sheet, 24" x 36", is currently \$69 and with the proposed changes would be \$50; a PLAT of 2 sheets, 24" x 36", is currently \$119 and as proposed would be \$100, assuming the same fee per sheet. For a SURVEY of 1 sheet, 24" x 36", current fee is \$24 and as proposed would be \$50; a SURVEY of 2 sheets, 24" x 36", is currently \$29 and as proposed would be \$100, assuming same cost per sheet. Since many boundary surveys are voluntarily recorded (not required), this substantial increase for recording surveys will have the effect of discouraging the recording of boundary surveys. Many private surveyors won't

record their boundary surveys as it is now. If the cost to record boundary surveys is increased to such an excessive level, I won't be recording as many boundary surveys and I don't think that is a good thing. Please, be mindful of the unintended consequences. (2) In 6(4) and 6(5), the phrase "drawing depicting the division of land" is not clear in its meaning. Is it merely referring to a representation of land lines or does it intend to indicate a representation of a division of a tract of land into two or more tracts? Regardless, I don't like the lumping of plats and surveys together as if they were the same. They are different and have always been handled differently and I think they should continue to be handled differently. (3) I notice that Section 59.313 RSMo "Recorder's fees (St. Louis City)" is similar in content to Section 59.310, but no changes are being proposed for Section 59.313. Was this an oversight or did St. Louis City not want to make any fee changes? Now for some comments on Section 59.310 RSMo itself: This section addresses specifications for documents to be recorded. The specifications mainly apply to deed type documents, but by mentioning some exceptions for plats and surveys, it would appear that the specifications also apply to plats and surveys (except where excepted). I really think the section should be restructured so that one part addresses the specifications common to deed type documents, plats and surveys, another part addresses specifications that apply only to deed type documents and another part that addresses specifications that apply only to plats and surveys. The definition of "document" in Section 59.005 "Definitions" should be revised and a definition or definitions for plats and surveys should be added. There is definitely some more work that could be done to improve Sections 59.310 and 59.313. Thank you again for this opportunity to offer written testimony on HB 1125.