



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 1309</b>		DATE: <b>3/4/2025</b>	
COMMITTEE: <b>Government Efficiency</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>ANTHONY STEMATZ-BREITLING</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>stembreit@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/3/2025 8:18 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

I strongly support bill HB 1309, this legislation strikes a fair balance between protecting homeowners rights and upholding responsible building standards.I believe homeowners should have the freedom to make improvements to their properties without excessive regulatory burdens. By eliminating unnecessary requirements, this bill ensures that individuals can maintain and enhance their homes without added costs or bureaucratic obstacles. Additionally, it clearly defines what you can complete as a homeowner and that all other activities should be completed by professionals to ensure safety and accountability.



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. AC "HONEST-ABE" DIENOFF, STATE PUBLIC ADV</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>3/4/2025 12:00 AM</b>
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JAMES HARRIS</b>		PHONE NUMBER: <b>573-761-7875</b>	
REPRESENTING: <b>FGA ACTION</b>		TITLE:	
ADDRESS: <b>122 E HIGH STREET, SUITE 200</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65101</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>3/4/2025 12:00 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JEWELL PATEK</b>		PHONE NUMBER:	
REPRESENTING: <b>KANSAS CITY HOME BUILDERS ASSOCIATION</b>		TITLE:	
ADDRESS: <b>PO BOX 1933</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65102</b>
EMAIL: <b>jewell@patekandassociates.com</b>	ATTENDANCE: <b>In-Person</b>		SUBMIT DATE: <b>3/4/2025 8:05 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo. Support the bill.</b>			



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>RICHARD SHEETS</b>		PHONE NUMBER: <b>573-635-9134</b>	
BUSINESS/ORGANIZATION NAME: <b>MISSOURI MUNICIPAL LEAGUE</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>1727 SOUTHRIDGE DRIVE</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65109</b>
EMAIL: <b>rsheets@mocities.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/4/2025 8:04 AM</b>

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HB 1309 has unintended consequences. If a building inspector notice a serious dangerous condition such an exposed and improper attached wiring while on the property to inspect for another reason then he can cite the dangerous situation. Lives and property can be jeopardized. Cities are not the enemy!



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>TONY LOVASCO</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>3/4/2025 12:00 AM</b>
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>DAVID KLARICH</b>		PHONE NUMBER: <b>314-560-1616</b>	
REPRESENTING: <b>MECHANICAL CONTRACTS ASSOCIATION OF EASTERN MISSOURI; MECHANICAL CONTRACTORS ASSOCIATION OF KANSAS CITY; SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION; PLUMBING INDUSTRY COUNCIL</b>		TITLE: <b>ATTORNEY</b>	
ADDRESS: <b>438 GATEFORD DRIVE</b>			
CITY: <b>BALLWIN</b>		STATE: <b>MO</b>	ZIP: <b>63021</b>
EMAIL: <b>djk@cprllc.co</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>3/3/2025 9:09 PM</b>	
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>HEATH PERKINS</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>orion_hep@yahoo.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/28/2025 10:52 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

I am opposed to this proposal due to life safety issues and just badly written language which will be very hard to enforce. I am testifying on behalf of myself as a citizen of the State of Missouri. This bill was proposed last year, I believe word for word, and was not approved, I implore you to maintain that decision.1. Sections 2, 3 seem to contradict each other when the term “exempt homeowner” means “resident, noncorporate owner of”, but Section 3 states or other current residents can perform the work. While section 3(5) states the property can’t be leased, that doesn’t seem to prevent people who are renting a single room from doing the work.2. Section 4(3) is a life safety issue. When the interior wall finish is removed in large quantities a permit should be required. The International Residential Code does not exempt wall coverings such as sheetrock from a permit. This is for many reasons:a. Some walls are required to be fire rated which then requires specific type of sheetrock, a specific thickness, and a specific nailing pattern to be used. Also penetrations of those walls need to be fires stopped.b. Sheet rock provides a lateral bracing for wind bracing panels. Almost all wind bracing methods in the International Residential Code require ½” sheet rock to be installed on the inside of them.c. Removal of the wall-sheathing also can expose other hazards such as damaged wires and plumbing, that may have to be repaired for safety reasons.d. Most jurisdictions require wired smoke detectors to be installed if finish material has been removed in enough quantity that power can be provided to the area.3. Section 7 needs some clarification, “no exempt homeowner shall be assessed a fine or fee...greater than double the charge that would have been assessed”. Does this mean if the permit was going to cost \$100 the fine or fee can be \$200? 4. Section 8 will cause insurance rates to significantly rise, you are granting a get out of jail free card to all house flippers. Buy the home, move in, start the work and do it as fast as possible so that by the time you get caught doing work without a permit the jurisdiction can’t prove anything is unsafe because it is all concealed behind sheetrock.5. Section 9 is another issue that will cause deaths and insurance rates to rise. If work has been done without a permit and it is verified while on site for another inspection, no matter how bad and detrimental to health and safety, the jurisdiction can not do anything about it?6. Section 10: You are requiring jurisdictions to take on design liability for work that doesn’t meet the code. Jurisdictions are an enforcement body, they are not trainers in construction trades. All the jurisdiction can state is, install per code, install per design, or have design professional to address.7. Section 12: Most jurisdictions adopt the International Residential Code and all versions of that code are available online by the ICC, does that meet the intent of this section?





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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>JOSHUA KLARICH</b>		PHONE NUMBER: <b>314-478-9298</b>	
REPRESENTING: <b>MECHANICAL CONTRACTORS ASSOCIATION OF EASTERN MISSOURI; MECHANICAL CONTRACTORS ASSOCIATION OF KANSAS CITY; PLUMBING INDUSTRY COUNCIL; SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION</b>		TITLE:	
ADDRESS: <b>7078, BANCROFT AVENUE</b>			
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63109</b>
EMAIL: <b>joshuaklarich@live.com</b>	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>3/4/2025 10:18 AM</b>	
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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>PAT KELLY</b>		PHONE NUMBER: <b>314-252-1800</b>	
REPRESENTING: <b>MUNICIPAL LEAGUE OF METRO ST. LOUIS</b>		TITLE: <b>EXECUTIVE DIRECTOR</b>	
ADDRESS: <b>11911 DORSETT RD.</b>			
CITY: <b>MARYLAND HEIGHTS</b>		STATE: <b>MO</b>	ZIP: <b>63043</b>
EMAIL: <b>pkelly@stlmuni.org</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/4/2025 1:16 PM</b>

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The league is opposed to HB 1309. The primary concern is the required time frame for the inspection and the reduction of fees if not preformed within a certain time frame.



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>GEORGE M MILLER</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: <b>gmmiller1980@gmail.com</b>	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>3/3/2025 9:31 PM</b>

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As a property owner (not rentals, commercial, etc.) for your bill in general. Property ownership is a fundamental right; however the \$5000 ceiling for permitting/approval is way to HIGH! Seriously, counties could abuse this--lower it to less than \$500 ?