



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1316		DATE: 2/25/2025	
COMMITTEE: Government Efficiency			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ARNIE C. AC "HONEST-ABE" DIENOFF, STATE PUBLIC ADV		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2025 12:00 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CATHLEEN PROTTE		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: catranhome@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 12:08 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: HERBERT JOSEPH BAUMANN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: hbaumann@baumannproperty.com	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 7:35 AM

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Please pass this bill as they are beneficial to the residents of the State of Missouri



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JOE SARSFIELD		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: cjsarsfield123@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/22/2025 3:13 PM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: LAURA HUBBARD		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: dbhlh@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 7:48 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: SAMUEL G. LICKLIDER		PHONE NUMBER: 573-418-5069	
REPRESENTING: MISSOURI REALTORS		TITLE:	
ADDRESS: 100 EAST HIGH			
CITY: JEFFERSON CTY		STATE: MO	ZIP: 65102
EMAIL: sglgov@aol.com	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 8:27 PM
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Missouri REALTORS strongly supports HB 1316.			



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: AMBER BAUER		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2025 12:00 AM
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: CHRIS ROEPE		PHONE NUMBER: 573-634-8760	
REPRESENTING: CITY OF INDEPENDENCE		TITLE:	
ADDRESS: 205 E. CAPITOL AVE.			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: EDWIN KRAEMER, M.D.		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2025 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: HALEY DAY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2025 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JACOB GLASGOW		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: glasgowjacob54@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 2:05 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

The Independence Rental Registration Program helped me ensure that my living situation would remain healthy and safe. Property ownership can be a challenging endeavor; surely there will come unexpected costs and budgets or goals may be hard to maintain, but having a registry that requires basic standards of habitability saves owners from possible future litigation and ensures the healthy and safety of their tenants. From the fiscals added to bill, there seems to be no significant burden on ownership to participate in these programs. There is no mandate for these programs, Local Political Subdivisions elect to start these programs. There is no valid basis for pre-emption, besides aiming to increase the burden on the already strained housing market by reducing the amount of habitable units.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JONATHAN BYRD		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/25/2025 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: KELSEY SARAGNESE		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: kelsey.saragnese@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 9:44 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

I am writing to oppose HB 1316. This bill would shut down and prohibit adoption of future municipal programs dedicated to improving the health and safety conditions of rental housing across the state of Missouri. Housing conditions have a significant impact on physical and mental health of residents. Renters, particularly lower income renters, are more likely to live in older homes, which have higher rates of structural issues, lead paint and plumbing, water leaks contributing to mold and mildew, among other health and safety concerns. For many low-income and vulnerable renters, such as seniors and people with disabilities, municipal health and safety inspections of rental housing are one of few resources that can keep folks safely in their homes, improve the health and safety conditions of their homes, keep rental units occupied which saves the owners money in the long-term, and prevent homelessness. As a Jackson County resident, my city and a number of neighboring communities, including small cities like Sugar Creek and Buckner, have chosen to prioritize the health and safety needs of these vulnerable populations by requiring and providing inspection programs. There is always room for these programs to grow and improve, but eliminating them will only put the health and safety of our neighbors at risk. Kansas City's Healthy Homes program requires property owners to pay an annual permit fee of \$21 per unit - a negligible cost to ensure that the property owner is maintaining their end of the lease agreement and providing a safe, habitable residence for their tenants. Similarly, Independence's City Council voted unanimously in January of this year to renew and enhance their Rental Ready program, which does not charge additional fees beyond the city's basic business licensing process. Grandview's rental inspection program requires that owners of licensed rental property businesses pay an inspection fee of \$20 per unit upon change in occupancy. Raytown and Sugar Creek's inspection programs are nearly identical. The smaller, rural Jackson County community of Buckner operates a program that requires property owners to submit inspections completed by city-approved inspectors every two years. Landlords, property owners, and their allies have often expressed that housing is a business, not a charity model. In keeping with that ethos, sidestepping the business licensing process that all other businesses are required to complete does not seem to have any clear benefits to the community. If rental housing is not, in fact, the same kind of business model, perhaps there are other legislative remedies that can clarify the role of property owners in the rental housing system that do not stand to directly impact and harm the safety, health, and well-being of their consumers. If the state is interested in standardizing and streamlining business processes and practices, eliminating them will have the opposite effect. Missouri renters deserve to be safe and healthy in their homes. This bill undercuts the authority of local governments to identify and address the needs of their residents and prioritizes the special interests of business associations, which exist to put profit before people. The Committee on Government Efficiency is considering this bill which would impose unnecessary restrictions on local jurisdictions to the benefit of the sponsor's biggest donor, the Missouri Association of Realtors. The fiscal note indicates that financial impact on local

governments is “unknown” although much of the information about city policies is publicly available. I hope that the legislators will choose to look further into this issue before overriding the will of the residents and decision-makers of many Missouri communities.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: MOLLY DILLON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: mollydillon01@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/25/2025 12:29 PM

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Rental businesses should be subject to the same laws as other businesses.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: NANCY GIDDENS		PHONE NUMBER: 573-230-6203	
REPRESENTING: CITY OF KANSAS CITY		TITLE: LOBBYIST	
ADDRESS: 208 MADISON STREET			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65101
EMAIL: nancy@thegiddensgroup.com	ATTENDANCE: In-Person		SUBMIT DATE: 2/25/2025 11:50 AM

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Would dismantle our Healthy Homes program that works to protect KC renters basic health and safety standards.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: REBECCA ANDERSON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: beccanders@gmail.com	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 9:35 PM

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Missouri landlords who take advantage of vulnerable tenants should be held accountable.



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: SARAH WATKINS		PHONE NUMBER: 314-339-9151	
BUSINESS/ORGANIZATION NAME: TENANTS TRANSFORMING GREATER ST. LOUIS		TITLE: LEAD FIELD ORGANIZER	
ADDRESS:			
CITY: ST. LOUIS		STATE: MO	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/25/2025 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: MARVIA JONES		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: kat.stark@kcmo.org	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 8:51 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Testimony for the Record Submitted to the House Committee on Government Efficiency for the Hearing of HB 1316 February 25, 2025, Hearing Room 7 Dr. Marvia Jones, Director of Health, Kansas City, Missouri Chairman Baker, Vice Chairman Mayhew, and Members of the Committee, thank you for the opportunity to provide testimony today and for your consideration of the public health impacts of decisions made in your committee. Your job is difficult, and I respect the role that you play in the lives of Missourians. My name is Dr. Marvia Jones, I am the Director of Health for the City of Kansas City. I have dedicated my career to public health, working in areas such as violence prevention, health education, access to social services, and infectious disease mitigation. I would like to address the impact that House Bill 1316 will have on the health of Kansas City residents. The opinions expressed in this letter are my own and do not necessarily reflect the views or positions of the City of Kansas City. This issue hits home for me, as I was about 5 years old when my mother fell partway through the floor of our modest rental house in Florida. For what seemed like a lifetime, we waited anxiously and helplessly with her until the fire department arrived to help her out of the hole. My mother and father had fruitlessly begged the property owner to replace the rotting floorboards for months, but there was no health and safety standard to which they could be held accountable. Access to safe and healthy housing is among the most critical elements of an opportunity to lead a healthy life. Unhealthy housing directly contributes to mental and physical health problems. These include chronic disease, infections, injuries caused by structural issues (like my mother's fall), organ damage caused by mold or infestations, and developmental challenges in children caused by lead exposure. These illnesses due to substandard housing impact people from all walks of life, regardless of race, ethnicity, creed, or any other factor. At the Kansas City Health Department, we work hard to prevent these disastrous health outcomes through a program known as Healthy Homes, which ensures rental properties meet basic health and safety standards. This program is entirely funded by the modest \$21 annual fee required of landlords through their rental registration process. House Bill 1316 aims to eliminate rental registrations, effectively stripping away the funding that sustains Healthy Homes and similar programs across Missouri. Since its inception in 2018, Healthy Homes has conducted over ten-thousand inspections and cited more than twenty-eight thousand violations – each represents a family facing a health hazard that could have gone unaddressed. In 2024, our most-cited violations included structural issues, water damage and mold, and pests including mice, bats, snakes, and roaches. After these, the most-cited violation was malfunctioning smoke detectors and carbon monoxide alarms - which places countless families at risk. In fact, last year the Healthy Homes program provided 212 free carbon monoxide alarms to high-risk households - another service made possible solely through the rental registration fee. The impact of this program, and other programs like this throughout Missouri, is immense. This is not just a matter of protecting the 46% of Kansas City families who rent (representing over 230,000 people). Registration benefits landlords as well. Landlords receive help with tenants not

following basic safety standards, such as in hoarding situations. The registration process also enables the Health Department to maintain a database of property owner contact information, allowing for quick contact in case of emergencies such as fires, water line breaks, or heating and cooling failures. Many landlords are small business owners who depend on this swift communication from the City to prevent costly damages. The small annual fee protects renters, rental property owners, and the community at large. House Bill 1316, if enacted, would dismantle a program that safeguards the health of Missouri families and the stability of our housing market. Kansas City's housing stock includes a large number of aging buildings, which are often the most affordable options for hard working families. As our family homes and apartment buildings age above 100-years in many neighborhoods, proper upkeep is critical to keeping affordable housing available to the public. The \$21 registration fee is a small price to pay for the immense benefits it provides – protecting renters, supporting responsible landlords, stabilizing access to affordable homes, and preventing costly public health crises. I urge the committee to carefully consider the value of the current rental registration process in maintaining the well-being of our communities. Thank you for your time and for your commitment to the health and safety of Missouri's residents. Sincerely, Marvia Jones, PhD, MPH



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: MARVIA JONES		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: kat.stark@kcmo.org	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 9:12 AM
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Testimony for the Record Submitted to the House Committee on Government Efficiency for the Hearing of HB 1316 February 25, 2025, Hearing Room 7 Dr. Marvia Jones, Director of Health, Kansas City, Missouri Chairman Baker, Vice Chairman Mayhew, and Members of the Committee, thank you for the opportunity to provide testimony today and for your consideration of the public health impacts of decisions made in your committee. Your job is difficult, and I respect the role that you play in the lives of Missourians. My name is Dr. Marvia Jones, I am the Director of Health for the City of Kansas City. I have dedicated my career to public health, working in areas such as violence prevention, health education, access to social services, and infectious disease mitigation. I would like to address the impact that House Bill 1316 will have on the health of Kansas City residents. The opinions expressed in this letter are my own and do not necessarily reflect the views or positions of the City of Kansas City. This issue hits home for me, as I was about 5 years old when my mother fell partway through the floor of our modest rental house in Florida. For what seemed like a lifetime, we waited anxiously and helplessly with her until the fire department arrived to help her out of the hole. My mother and father had fruitlessly begged the property owner to replace the rotting floorboards for months, but there was no health and safety standard to which they could be held accountable. Access to safe and healthy housing is among the most critical elements of an opportunity to lead a healthy life. Unhealthy housing directly contributes to mental and physical health problems. These include chronic disease, infections, injuries caused by structural issues (like my mother's fall), organ damage caused by mold or infestations, and developmental challenges in children caused by lead exposure. These illnesses due to substandard housing impact people from all walks of life, regardless of race, ethnicity, creed, or any other factor. At the Kansas City Health Department, we work hard to prevent these disastrous health outcomes through a program known as Healthy Homes, which ensures rental properties meet basic health and safety standards. This program is entirely funded by the modest \$21 annual fee required of landlords through their rental registration process. House Bill 1316 aims to eliminate rental registrations, effectively stripping away the funding that sustains Healthy Homes and similar programs across Missouri. Since its inception in 2018, Healthy Homes has conducted over ten-thousand inspections and cited more than twenty-eight thousand violations – each represents a family facing a health hazard that could have gone unaddressed. In 2024, our most-cited violations included structural issues, water damage and mold, and pests including mice, bats, snakes, and roaches. After these, the most-cited violation was malfunctioning smoke detectors and carbon monoxide alarms - which places countless families at risk. In fact, last year the Healthy Homes program provided 212 free carbon monoxide alarms to high-risk households - another service made possible solely through the rental registration fee. The impact of this program, and other programs like this throughout Missouri, is immense. This is not just a matter of protecting the 46% of Kansas City families who rent (representing over 230,000 people). Registration benefits landlords as well. Landlords receive help with tenants not

following basic safety standards, such as in hoarding situations. The registration process also enables the Health Department to maintain a database of property owner contact information, allowing for quick contact in case of emergencies such as fires, water line breaks, or heating and cooling failures. Many landlords are small business owners who depend on this swift communication from the City to prevent costly damages. The small annual fee protects renters, rental property owners, and the community at large. House Bill 1316, if enacted, would dismantle a program that safeguards the health of Missouri families and the stability of our housing market. Kansas City's housing stock includes a large number of aging buildings, which are often the most affordable options for hard working families. As our family homes and apartment buildings age above 100-years in many neighborhoods, proper upkeep is critical to keeping affordable housing available to the public. The \$21 registration fee is a small price to pay for the immense benefits it provides – protecting renters, supporting responsible landlords, stabilizing access to affordable homes, and preventing costly public health crises. I urge the committee to carefully consider the value of the current rental registration process in maintaining the well-being of our communities. Thank you for your time and for your commitment to the health and safety of Missouri's residents. Sincerely, Marvia Jones, PhD, MPH



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: MEGHAN SENNE		PHONE NUMBER: 816-404-5160	
BUSINESS/ORGANIZATION NAME: JACKSON COUNTY PUBLIC HEALTH		TITLE: HEALTH POLICY COORDINATOR	
ADDRESS:			
CITY: LEE'S SUMMIT		STATE: MO	ZIP: 64064
EMAIL: meghan.senne@uhkc.org	ATTENDANCE: Written		SUBMIT DATE: 2/24/2025 4:04 PM
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Healthy rental housing is a key factor for residents' health and quality of life. Housing issues such as water leaks, poor ventilation, and pest infestations can lead to mold and other irritants associated with poor respiratory health outcomes. Rental registration and inspection programs provide a low-cost way for municipalities to ensure that rental homes are up to code. These programs help ensure that rental homes meet basic safety standards such as good plumbing and working smoke detectors. In Eastern Jackson County, four municipalities operate rental registration programs that benefit both tenants and property owners. Benefits to Eastern Jackson County Residents As 29% of Eastern Jackson County residents are tenants, safe and healthy rental housing is essential. Registered rental units are inspected on a regular basis to ensure they are safe and livable. According to the de Beaumont Foundation, cities that implement rental registries see a 50% decrease in home fires, saving millions in first-responder resources. Substandard housing conditions can lead to exacerbated asthma and other respiratory conditions, exposure to mold and pests, and childhood lead poisoning. Renters are more likely to live in older homes with inadequate plumbing, heating, and general upkeep. Rental registries reduce the length of time that housing code violations go unaddressed, reducing the health risks associated with code violations. Rental registries preserve existing housing stock by ensuring that housing code violations are addressed in a timely manner, while also preserving property values for owners. Rental registries create a registry of property owner contact information, which the city can use to contact owners in case of emergency (fire, water line breakage, heating/cooling failures, etc.).