

House _____ Amendment NO. _____

Offered By

1 AMEND House Committee Substitute for House Bill No. 2105, Page 1, Section 386.021, Line 8,
2 by inserting after all of said section and line the following:

3
4 "441.237. 1. As used in this section, the word "pests" means any unwanted:

5 (1) Member of the class Insecta including, but not limited to, houseflies, bees,
6 cockroaches, moths, silverfish, beetles, bedbugs, ants, termites, hornets, mosquitoes, and wasps;

7 (2) Member of the phylum Arthropoda including, but not limited to, spiders, mites, ticks,
8 centipedes, and wood lice; and

9 (3) Member of the order Rodentia including, but not limited to, mice and Norway rats.

10 2. (1) Notwithstanding any other provision of law, a landlord of a premises shall be
11 liable for damages to a tenant of such premises if, through no fault of the tenant, the premises
12 contain conditions that would materially affect the health and safety of the tenant and the
13 landlord fails to begin remediation of such conditions within thirty days after the tenant notifies
14 the landlord in writing of such conditions. Conditions that would materially affect the health and
15 safety of the tenant include, but are not limited to, hazardous mold, rotting or deteriorating
16 floors, sewage backup, roof leaks, or infestation of pests.

17 (2) Damages under subdivision (1) of this subsection shall include, but are not limited to,
18 any health care costs associated with the failure to remedy a condition that would materially
19 affect the health and safety of the tenant.

20 3. After the landlord completes the remediation required under subsection 2 of this
21 section, the landlord shall have the premises inspected by a licensed inspector, and the inspector
22 shall determine whether the conditions that materially affected the health and safety of the tenant
23 have been corrected."; and

24
25 Further amend said bill by amending the title, enacting clause, and intersectional references
26 accordingly.

Action Taken _____ Date _____