

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 4521H.01I  
Bill No.: HB 1794  
Subject: Liens; Sewers and Sewer Districts; City of St. Louis  
Type: Original  
Date: December 22, 2025

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Bill Summary: This proposal modifies provisions governing liens on property for unpaid bills.

**FISCAL SUMMARY**

**ESTIMATED NET EFFECT ON GENERAL REVENUE FUND**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on General Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**ESTIMATED NET EFFECT ON OTHER STATE FUNDS**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: () indicate costs or losses.

**ESTIMATED NET EFFECT ON FEDERAL FUNDS**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on <u>All</u> Federal Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

- ☐ Estimated Net Effect (expenditures or reduced revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.
- ☐ Estimated Net Effect (savings or increased revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.

**ESTIMATED NET EFFECT ON LOCAL FUNDS**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Local Government</b>	<b>Unknown</b>	<b>Unknown</b>	<b>Unknown</b>

## FISCAL ANALYSIS

### ASSUMPTION

#### §§92.835 and 140.420 – Liens on Property for Unpaid Bills

Officials from the **Metropolitan St. Louis Sewer District (MSD)** state this proposal will have a positive impact on ratepayers of MSD as it amends statutes to make clear that MSD liens survive a tax sale and remain on the property, consistent with Missouri statutes and judicial precedent prior to the 2024 changes to 92.835 and 140.420. Survival of these liens lessens the cost to the MSD’s ratepayers for subsidizing delinquent customers but does not prohibit the MSD from working with local governments and aid agencies/programs to adjust or waive delinquent charges when reasonable to facilitate the redevelopment of abandoned property.

Officials from the **Office of the Secretary of State**, the **State Tax Commission** and the **St. Louis County Board of Elections** each assume the proposal will have no fiscal impact on their respective organizations. **Oversight** does not have any information to the contrary. Therefore, Oversight will reflect a zero impact in the fiscal note for these agencies.

Officials from the **City of St. Louis** and **St. Louis County** did not respond to **Oversight’s** request for fiscal impact for this proposal.

**Oversight** assumes this proposal adds language to these sections that makes an exception for prior liens created by the MSD on purchased property. Oversight is unable to determine the amount of liens that MSD currently has in place on properties. Therefore, Oversight assumes this proposal would be a revenue gain to MSD and will reflect an unknown positive impact in the fiscal note.

<u>FISCAL IMPACT – State Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
	<u><b>\$0</b></u>	<u><b>\$0</b></u>	<u><b>\$0</b></u>

<u>FISCAL IMPACT – Local Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
<b>METROPOLITAN ST. LOUIS SEWER DISTRICT FUNDS</b>			
<u>Revenue Gain</u> – (§§92.835 and 140.420) – Revenue from liens on purchased property	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>
<b>ESTIMATED NET EFFECT ON METROPOLITAN ST. LOUIS SEWER DISTRICT FUNDS</b>	<u>Unknown</u>	<u>Unknown</u>	<u>Unknown</u>

FISCAL IMPACT – Small Business

Small businesses who have a lien on their property by the Metropolitan St. Louis Sewer District could be impacted by this proposal.

FISCAL DESCRIPTION

Currently, when real estate is sold after the commencement of foreclosure proceedings relating to a tax lien, any rights or interest by lienholders, judgment creditors, or other claims made upon the property by nonresidents of the property who may have held title or ownership interest in the past, are barred.

This bill would make an exception for prior liens created by the Metropolitan Sewer District (MSD) on the purchased property.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

SOURCES OF INFORMATION

Metropolitan St. Louis Sewer District  
Office of the Secretary of State  
State Tax Commission  
St. Louis County Board of Elections



Julie Morff  
Director  
December 22, 2025



Jessica Harris  
Assistant Director  
December 22, 2025