

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 5788H.011  
 Bill No.: HB 2830  
 Subject: Political Subdivisions; Fees; County Officials  
 Type: Original  
 Date: February 9, 2026

Bill Summary: This proposal changes a user fee collected by Recorders of Deeds for the Missouri Housing Trust Fund from three dollars to nine dollars.

**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
Missouri Housing Trust Fund (1254)	\$5,186,700	\$6,224,040	\$6,224,040
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$5,186,700</b>	<b>\$6,224,040</b>	<b>\$6,224,040</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>\$0</b>	<b>\$0</b>	<b>\$0</b>

## FISCAL ANALYSIS

### ASSUMPTION

#### §59.319 – User Fee Collected by the Recorder of Deeds Office

Officials from the **Department of Revenue (DOR)** state currently statutes require that when paperwork is filed with the county recorder of deeds, fees are collected. One of those fees is a \$3.00 fee to be collected by the recorders for recording of any instrument. The \$3 fee is given to the Missouri Housing Trust Fund.

This proposal increases the fee collected from \$3.00 to \$9.00. The increase in fee of \$6.00 is also directed to be given to the MO Housing Trust Fund.

Records indicate the following amounts were deposited into the MO Housing Trust fund in recent years.

Fiscal Year	MO Housing Trust Fund
2022	\$3,428,508
2023	\$3,626,973
2024	\$2,663,791
2025	\$2,672,378

Using the FY 2025 number DOR can estimate that 890,792 ( $\$2,672,378/\$3.00$ ) transactions occurred. Assuming the same number of transactions, this could result in \$5,344,752 being deposited into the Fund in the future. However, this fund is managed by the MO Housing Development Commission and DOR defers to them for the actual fiscal impact.

This proposal would become effective August 28, 2026, and would collect only 10 months of increased fees in FY 2027. The DOR assumes no fiscal impact from this proposal.

Officials from the **Department of Economic Development (DED)** assume this proposal increases the recording fee collected from \$3 to \$9 to be utilized for the Missouri Housing Trust Fund (MHTF). Using actual MHTF collections as a base, Table 1 below reflects what collections might look like if the fee is increased.

Currently, the MHTF is appropriated \$6,500,000 (FY26 HB 07). Based on the data in Table 1, if the fee is increased, the MHTF can utilize the full appropriated amount, with a surplus. If the \$9 fee is enacted, a larger MHTF appropriation amount will be necessary in future budget years to allow for the full utilization of the increased fees collected for the MHTF.

Table 1:

Fiscal Year	Current \$3 Fee	Proposed \$9 Fee
2018	\$3,301,405	\$9,904,215
2019	\$3,131,914	\$9,395,742
2020	\$2,930,789	\$8,792,367
2021	\$3,188,174	\$9,564,523
2022	\$3,400,060	\$10,200,180
2023	\$3,614,841	\$10,844,523
2024	\$2,663,327	\$7,989,981
2025	\$2,665,650	\$7,996,950
<b>Total</b>	<b>\$24,896,160</b>	<b>\$74,688,481</b>

The average increase to revenue from the fee is \$6,224,040 (\$74,688,481/12) per year, and the calculation for FY 2027 (10 mths vs. 12 mths) would be \$5,186,700 ((\$6,224,040/12)\*10).

**Oversight** does not have information to the contrary and therefore, Oversight will reflect the estimates as provided by the DED as more or less than in the fiscal note.

Officials from the **Office of the State Treasurer** assume the proposal will have no fiscal impact on their organization. **Oversight** does not have any information to the contrary. Therefore, Oversight will reflect a zero impact in the fiscal note for this agency.

**Oversight** only reflects the responses that we have received from state agencies and political subdivisions; however, other county recorders were requested to respond to this proposed legislation but did not. Upon the receipt of additional responses, Oversight will review to determine if an updated fiscal note should be prepared and seek the necessary approval to publish a new fiscal note. A general listing of political subdivisions included in our database is available upon request.

<u>FISCAL IMPACT – State Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
<b>MISSOURI HOUSING TRUST FUND (1254)</b>			
<u>Revenue</u> – DED (§59.319) Increase in recording fees from \$3 to \$9 p.3	<u>\$5,186,700</u>	<u>\$6,224,040</u>	<u>\$6,224,040</u>
<b>ESTIMATED NET EFFECT ON THE MISSOURI HOUSING TRUST FUND</b>	<b><u>\$5,186,700</u></b>	<b><u>\$6,224,040</u></b>	<b><u>\$6,224,040</u></b>

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

FISCAL IMPACT – Small Business

No direct fiscal impact on small businesses would be expected as a result of this proposal.

FISCAL DESCRIPTION

Currently, a fee of three dollars per recorded instrument is charged and collected by every recorder in the State as a condition to the recording of certain instruments. The proceeds of that fee are deposited into the Missouri Housing Trust Fund.

This bill increases the fee to nine dollars.

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

Department of Economic Development  
Department of Revenue  
Office of the State Treasurer

Julie Morff  
Director



Jessica Harris  
Assistant Director  
February 9, 2026