

SECOND REGULAR SESSION

# HOUSE BILL NO. 2996

## 103RD GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE MOSLEY.

5860H.01I

JOSEPH ENGLER, Chief Clerk

### AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to residential lease renewals, with penalty provisions.

*Be it enacted by the General Assembly of the state of Missouri, as follows:*

Section A. Chapter 441, RSMo, is amended by adding thereto one new section, to be known as section 441.305, to read as follows:

**441.305. 1. The provisions of this section shall be known and may be referred to as the "Missouri Housing Predictability and Transparency Act".**

**2. For any residential lease renewal issued on or after January 1, 2027, a landlord shall not increase the rent charged to a tenant by more than seven percent plus the annual change in the Consumer Price Index (CPI) for All Urban Consumers for the United States as reported by the Bureau of Labor Statistics, or its successor index, or ten percent, whichever is less, in any twelve-month period.**

**3. A landlord shall provide a tenant with written notice of any rent increase at least ninety days prior to the effective date of the increase. Such notice shall include:**

**(1) The current rent amount;**

**(2) The proposed new rent amount;**

**(3) The percentage increase; and**

**(4) A statement of the tenant's right to request documentation supporting the calculation.**

**4. The limitations of this section shall not apply to:**

**(1) Newly constructed residential units during the first fifteen years after issuance of the certificate of occupancy;**

EXPLANATION — Matter enclosed in bold-faced brackets ~~thus~~ in the above bill is not enacted and is intended to be omitted from the law. Matter in **bold-face** type in the above bill is proposed language.

18           **(2) Units that are newly created due to substantial rehabilitation where the**  
19 **landlord has invested an amount equal to or greater than twenty-five percent of the**  
20 **property's assessed value within the preceding twelve months;**

21           **(3) Units owned or operated by nonprofit housing providers receiving**  
22 **government subsidies where rent calculations are set by federal or state programs; and**

23           **(4) Tenants who are delinquent on rent at the time of renewal, provided that**  
24 **delinquency fees are in compliance with existing law.**

25           **5. A landlord shall not refuse to renew a lease, terminate a tenancy, or otherwise**  
26 **retaliate against a tenant for asserting rights under this section.**

27           **6. (1) A tenant may bring a civil action in a court of competent jurisdiction if a**  
28 **landlord violates this section. If the court finds that a landlord has willfully imposed a**  
29 **rent increase in excess of the allowed maximum, the tenant may be entitled to:**

30           **(a) Actual damages;**

31           **(b) Reasonable attorney's fees; and**

32           **(c) A civil penalty not to exceed three times the unlawful portion of the rent**  
33 **increase.**

34           **(2) The attorney general may enforce this section and seek civil penalties for**  
35 **pattern or practice violations.**

36           **7. The department of economic development may promulgate all necessary rules**  
37 **and regulations for the administration of this section. Any rule or portion of a rule, as**  
38 **that term is defined in section 536.010, that is created under the authority delegated in**  
39 **this section shall become effective only if it complies with and is subject to all of the**  
40 **provisions of chapter 536 and, if applicable, section 536.028. This section and chapter**  
41 **536 are nonseverable and if any of the powers vested with the general assembly**  
42 **pursuant to chapter 536 to review, to delay the effective date, or to disapprove and annul**  
43 **a rule are subsequently held unconstitutional, then the grant of rulemaking authority**  
44 **and any rule proposed or adopted after August 28, 2026, shall be invalid and void.**

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