

SECOND REGULAR SESSION

HOUSE BILL NO. 2499

103RD GENERAL ASSEMBLY

INTRODUCED BY REPRESENTATIVE STEINHOFF.

6112H.01I

JOSEPH ENGLER, Chief Clerk

AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to purpose-built student housing.

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
2 known as section 441.928, to read as follows:

441.928. 1. As used in this section, the following terms mean:

2 (1) "Academic services", services that directly affect a student renter's ability to
3 be successful academically that include, but shall not be limited to, reliable internet
4 access, transportation to and from the institution of higher education, study spaces, and
5 community events;

6 (2) "Essential services", services that directly affect a renter's ability to be safe,
7 healthy, and comfortable that include, but shall not be limited to, readily available
8 laundry facilities, secure building access, secure personal spaces, garbage disposal,
9 emergency maintenance services, and on-site parking;

10 (3) "Purpose-built student housing", off-campus housing with a common space
11 that several student renters share and are responsible for and is designed for student
12 renters who are attending an institution of higher education in this state and is leased by
13 the bed or by the room.

14 2. Any renter of purpose-built student housing shall have the following rights:

15 (1) The right to a habitable living space, which includes the following
16 functioning utilities:

17 (a) Water;

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 (b) Electricity; and

19 (c) Heat;

20 (2) The right to timely repairs for maintenance issues arising from normal wear
21 and tear;

22 (3) The right to proper notice before entry by the landlord except in emergency
23 situations;

24 (4) The right to proper written notice if the purpose-built student housing
25 property is sold to a new landlord;

26 (5) The right to not be discriminated against based on protected characteristics
27 including, but not limited to, race, religion, or disability; and

28 (6) The right to a lease modification or to exit an existing lease in cases in which
29 the renter has a change in academic status within the institution of higher education.
30 Changes in academic status may include, but are not limited to:

31 (a) Transferring to another institution of higher education not within proximity
32 to the purpose-built student housing;

33 (b) Withdrawing from the institution of higher education;

34 (c) Being removed from the institution of higher education; or

35 (d) Relocating to another state because of a:

36 a. Catastrophic illness or accident of a family member of the renter;

37 b. Death in the family; or

38 c. Family emergency or other life-changing event that requires the renter to
39 withdraw from the institution of higher education.

40 3. A lease between a landlord of purpose-built student housing and a renter of
41 such housing shall include the following:

42 (1) Transparency in the withholding of deposits and charging of fees, including
43 deposits and fees withheld or charged before, during, and at the end of the lease;

44 (2) How conflicts between renters within each purpose-built student housing
45 shall be resolved;

46 (3) How health disclosures on a lease application shall be honored;

47 (4) Information regarding lease modifications, including transferring a lease or
48 subleasing and exiting an existing lease if there is a change in academic status;

49 (5) Lease renewal options, including a right-of-first-refusal clause that includes a
50 timeline no earlier than the semester prior to when the lease is due to expire;

51 (6) All academic services and essential services a landlord of purpose-built
52 student housing is providing to renters of such housing;

53 (7) A provision regarding refunds of any fees assessed if there is a guarantor on
54 the lease and rent has been paid in a timely manner; and

55 **(8) Information pertaining to the landlord's expectations as to the condition of**
56 **the purpose-built student housing when a renter moves into and out of such housing.**

57 **4. In conjunction with the attorney general, the department of higher education**
58 **and workforce development shall create a flyer that landlords of purpose-built student**
59 **housing shall provide to renters, including potential renters, of such housing that shall**
60 **include, at a minimum, the lease requirements provided under subsection 3 of this**
61 **section. The flyer provided shall be free of charge and shall be specific to the purpose-**
62 **built student housing being leased.**

63 **5. If the landlord fails to provide any of the listed academic services or essential**
64 **services provided in the lease in a timely manner, the landlord shall be deemed guilty of**
65 **forcible entry and detainer as described in chapter 534; provided, however, that this**
66 **subsection shall not be applicable if the landlord takes such action for health or safety**
67 **reasons.**

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