

HCS HB 1791 -- BUILDING PERMIT APPLICATIONS (Murphy)

COMMITTEE OF ORIGIN: Standing Committee on Commerce

This bill requires a political subdivision that adopts any uniform or model code or standard to employ or contract with an enforcement inspector who is certified to inspect projects subject to that code.

This bill requires a political subdivision to grant a building permit within a certain number of days, depending on the type of construction, as specified in the bill.

After an applicant submits an application to a political subdivision, the political subdivision must notify the applicant in writing of any missing information within five business days. If the political subdivision does not provide a timely written notice that the applicant has not submitted a properly completed application, the application will be automatically deemed completed and accepted.

A political subdivision must maintain on the political subdivision's website, a policy for building permits required by law to be expedited. If a political subdivision fails to meet a deadline established by this bill, the building permit fee will be reduced by 10% for each business day that the political subdivision fails to meet the deadline, unless the delay is caused by or agreed to in writing by the applicant.

A political subdivision must provide written notice to an applicant stating the specific reasons a permit fails to satisfy state law or local ordinances. The notice will state that the applicant has 10 business days to submit revisions to correct the permit application, and that failure to correct the application within that time will result in a denial of the application. If the applicant submits revisions within 10 days, the political subdivision will have 10 business days to approve or deny the permit. If the political subdivision fails to respond within the 10 days, the building permit fee will be reduced by 20% each business day that the political subdivision fails to meet the deadline, unless the delay is caused by or agreed to in writing by the applicant.

The bill also allows for a contractor rebuilding in an area that has been destroyed by a natural disaster resulting in the Governor proclaiming a state of emergency for that area to work without a permit for 30 days. However, after 30 days, the

contractor must apply for all necessary permits to continue work. This will not, however, be construed to exempt the construction from any other existing state law or local ordinance related to safety requirements for construction.

The bill specifies that nothing in Section 67.491, RSMo, should be construed to require any political subdivision to adopt a nationally or internationally recognized building code.

Currently, a candidate seeking to be a member of the board of directors of a fire protection district must pay a filing fee of \$100. This bill repeals the filing fee requirement.

The bill prohibits a fire protection district from adopting any bylaws, ordinances, orders, rules or regulations that pertain to the subdivision of land for residential purposes or the construction or installation of improvements, infrastructure, or utility facilities related to residential construction. A fire district is authorized to enter into a contract with a county, city, town, or village to assist in the implementation of the residential construction regulatory system of that county, city, town, or village.

This bill is similar to HB 1256 (2025).