

HB 2404 -- PROPERTY USED BY SCHOOLS

SPONSOR: Hruza

This bill prohibits ordinances, resolutions, and policies that prohibit school districts from leasing, selling, or transferring property to a charter school for a lawful educational purpose. A political subdivision is similarly prohibited from imposing any deed restriction or property-use restriction that prohibits property sold or leased by the political subdivision from being used by a charter school.

Additionally, when a school district offers to sell or lease an unused school building or facility that is not being used for academic, extracurricular, administrative, or athletic purposes, and that either has no school-board-approved plan for future use or has a plan that has not been carried out within two years, the contract must include a right of first refusal allowing a public entity to purchase or lease the property first. The term "public entity" includes the State of Missouri and any of its political subdivisions, such as cities, counties, boards, agencies, or authorities.

The bill requires districts to provide public notice on the district's website, including the square footage, contact information, and expiration date of right of first refusal which must be sixty days from the first notice.

The bill outlines conditions for the selling or leasing of unused facilities to public entities and provides public entities with six months from making a written offer to complete a purchase or lease. If a public entity plans on selling an unused facility, it must first offer the facility to the district from which it was purchased for first refusal.

This bill is similar to HB 2172; SB 1273(2026); and HB 1363 (2025).