



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 2105		DATE: 1/14/2026	
COMMITTEE: General Laws			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: AMANDA RANDELL		PHONE NUMBER: 314-205-8844	
BUSINESS/ORGANIZATION NAME: ST. LOUIS APARTMENT ASSOCIATION		TITLE: ASSOCIATION EXECUTIVE	
ADDRESS: 12777 OLIVE BLVD.			
CITY: ST. LOUIS		STATE: MO	ZIP: 63141
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/14/2026 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ARNIE C. AC "HONEST-ABE" DIENOFF		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: JANA MILLARD		PHONE NUMBER: 573-635-0613	
BUSINESS/ORGANIZATION NAME: MISSOURI APARTMENT ASSOCIATION		TITLE: SEC.	
ADDRESS: 839 SOUTHWEST BLVD.			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65109
EMAIL:	ATTENDANCE:	SUBMIT DATE: 1/14/2026 12:00 AM	
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WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: MATT JESSEE		PHONE NUMBER:
REPRESENTING: MO AMERICAN WATER		TITLE:
ADDRESS:		
CITY:		STATE: MO
EMAIL:		ZIP:
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: SAM WILES		PHONE NUMBER: 573-680-5761	
REPRESENTING: MISSOURI APARTMENT ASSOCIATION		TITLE: LOBBYIST	
ADDRESS: 1509 BENNETT AVE			
CITY: SAINT LOUIS		STATE: MO	ZIP: 63122
EMAIL: samwiles83@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 1/14/2026 12:56 PM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: SARAH BERRY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 1/14/2026 9:57 AM	
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Opposition to HB 2105

I respectfully oppose HB 2105 because it fundamentally shifts financial risk and administrative burden from property owners to tenants for an essential service—water and sewer—without adequate consumer protections or regulatory oversight. While the bill claims neutrality by capping charges at the amount billed to the owner, it explicitly authorizes additional administrative fees, late fees deemed as rent, and third-party billing arrangements that tenants cannot negotiate. This creates a pathway for utility costs to become opaque, fragmented, and punitive, particularly for renters with limited leverage or housing alternatives.

HB 2105 also removes critical public accountability by declaring that owners and third-party billing providers furnishing water and sewer services “shall not be considered” public utilities or subject to Missouri Public Service Commission jurisdiction. Water and sewer are not discretionary services; they are necessities tied directly to health, sanitation, and habitability. Allowing private allocation formulas, third-party billing vendors, and fee structures outside public utility regulation undermines transparency and leaves tenants with limited recourse in billing disputes, errors, or abusive practices. Finally, this bill disproportionately harms low-income renters, seniors, and families in multi-unit housing, where common-area usage formulas and late-fee penalties can compound financial instability. If Missouri intends to modernize utility billing practices, it must do so with clear safeguards, standardized oversight, and tenant protections—not by privatizing essential service billing while expanding fee authority. For these reasons, I urge the committee to oppose HB 2105.



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REGISTERED LOBBYIST:			
WITNESS NAME: CONNIE FORD		PHONE NUMBER: 573-445-3279	
REPRESENTING: MISSOURI ASSOCIATION OF MUNICIPAL UTILITIES		TITLE: CHIEF MEMBER SERVICES OFFICER	
ADDRESS: 2200 MAGUIRE BOULEVARD			
CITY: COLUMBIA		STATE: MO	ZIP: 65201
EMAIL: cford@mpua.org	ATTENDANCE: Written	SUBMIT DATE: 1/14/2026 7:51 PM	
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A few points...

1. "state-certified corporation" needs to be better defined so it is clear which utilities this applies to.
2. Caution should be taken with the details of this bill since there are a lot of layers to billing and possible scenarios that could cause disputes. For example, water leaks can lead to high usage/bills.