



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 2291		DATE: 2/26/2026
COMMITTEE: Government Efficiency		
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: JAMES HARRIS		PHONE NUMBER:
REPRESENTING: FGA ACTION		TITLE:
ADDRESS: 122 E. HIGH., SUITE 200		
CITY: JEFFERSON CITY		STATE: MO
		ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/26/2026 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. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCAT		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: In-Person	SUBMIT DATE: 2/26/2026 11:43 PM

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I am Opposed to this Bill. This Legislation and Time-Schedule is unrealistic for Municipalities, Villages, Townships and Counties.



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WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: PAT KELLY		PHONE NUMBER: 314-786-4747
REPRESENTING: MUNICIPAL LEAGUE OF METRO ST. LOUIS		TITLE: EXECUTIVE DIRECTOR
ADDRESS: 11911 DORSETT ROAD		
CITY: MARYLAND HEIGHTS		STATE: MO
		ZIP: 63043
EMAIL: pkelly@stlmuni.org	ATTENDANCE: Written	SUBMIT DATE: 2/26/2026 12:24 PM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

The Municipal League of Metro St. Louis is opposed to HB 2291, The bill is concerning for cities because it sets strict state deadlines that don't match the staffing and workload realities most communities face, especially smaller municipalities. To keep up, many cities would have to hire additional staff, pay for outside plan review, or raise permit fees. The automatic approval provision is a major issue because projects could move forward without full engineering, fire, or building code review if a deadline is missed, which increases safety risks and potential liability for the city. It also takes away local flexibility to manage complex projects, coordinate multiple reviews, or deal with busy construction seasons. In the end, the bill could drive up costs while weakening the review process that helps protect residents and property.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: RICHARD SHEETS		PHONE NUMBER: 573-635-9134	
REPRESENTING: MISSOURI MUNICIPAL LEAGUE		TITLE:	
ADDRESS: 1727 SOUTHRIDGE DR.			
CITY: JC		STATE: MO	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/26/2026 12:00 AM	
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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: 2/26/2026 6:50 AM	

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This notice is submitted to place the legislature on formal notice that HB 2291, as drafted, foreseeably creates preventable public-safety and liability risks by converting agency inaction into automatic approval of building and development permits.

HB 2291 mandates approval or denial within thirty days and provides that nonresponse results in “deemed approval,” authorizing construction by default. In jurisdictions with limited staffing, contractor-based plan review, emergency closures, high application volume, or complex projects requiring interdepartmental review (fire, utilities, health, stormwater, floodplain), the bill predictably allows permits to issue without meaningful code compliance review. That structure foreseeably increases risks of unsafe construction, improper occupancy conditions, infrastructure failures, and downstream property damage—harms that are not remedied by later enforcement once construction has proceeded under a deemed approval.

The bill further restricts political subdivisions from imposing additional requirements after approval and limits subsequent denials to previously stated reasons, which foreseeably impairs normal plan-review sequencing and correction of deficiencies discovered during technical review or field conditions. This predictable impairment increases litigation, delays remediation, and shifts costs to taxpayers, insurers, and affected neighbors.

For these reasons, the General Assembly is on notice that HB 2291’s “deemed approved” mechanism is likely to cause foreseeable, preventable harm and increased liability exposure. At minimum, the bill should be amended to remove deemed approval, toll deadlines for complex projects and third-party reviews, and preserve authority to impose safety-related conditions and corrections when deficiencies are discovered.