



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2422</b>		DATE: <b>1/27/2026</b>
COMMITTEE: <b>Agriculture</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>DARRELL D. PRATTE</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/26/2026 12:26 PM</b>

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

The Land Survey Program (LSP) has a long and storied history serving the citizens of Missouri. The LSP came into existence in 1970. Its only source of funding since that time is a one dollar user fee collected by the various County, and City of St. Louis, Recorders.

This one dollar supports the administrative services needed for the operation of the Program. A Cadastral Survey Section that protects and maintains the United States Public Land Survey System, the system that forms the foundation which supports title to all real property in Missouri. A Geodetic Survey Section which supports mapping and infrastructure projects throughout the State. And, a Land Survey Repository which maintains a digital and film archive of every record survey in Missouri. From the Original General Land Office Surveys that took place in the first half of the 19th Century, establishing the Public Land Survey System (PLSS). To every subdivision of the PLSS that created a homestead, every neighborhood where a family grew up, to shining city scapes that dot our State. If it is a survey of real property, and is in the Office of the Recorder of Deeds, the Office of County Surveyor, the County Clerk, it is in the Land Survey Repository. A number of Private Survey Records are in the Repository. These records are retrievable through a database that can be accessed by the public.

The Land Survey Program was able to operate, even thrive, on this one dollar user fee. In the 1980's it grew to 25 employees. With the bursting of the real estate bubble in 2008, the LSP never recovered. Positions were cut through attrition, then layoffs. Today the LSP employs half as many people as it did during its zenith.

With another dollar, a two dollar user fee, the LSP might regain some ground. If a landowner has questions about their property rights, it might not be a two year wait before a land surveyor from the Cadastral Survey Section can assess the situation. Projects in the Geodetic Survey Section are handled by one person. The Repository once had a distribution side. Technology has rendered that obsolete, but the digital document retrieval system, once thought state of the art, is nearly 30 years old, and its age is showing. While I cannot speak to what enhancements might be provided with another dollar, I know the Program will not be able continue on its present course.

That one dollar fee turns 56 years old this year. I believe the LSP has a proven a good steward of the tax payers money, and a chance is earned for another dollar.



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<b>WITNESS NAME</b>			
<b>REGISTERED LOBBYIST:</b>			
WITNESS NAME: <b>LYNNE SCHLOSSER</b>		PHONE NUMBER: <b>913-461-8724</b>	
REPRESENTING: <b>MISSOURI SOCIETY OF PROFESSIONAL SURVEYORS</b>		TITLE:	
ADDRESS: <b>1521 PEPPERWOOD DR.</b>			
CITY: <b>ST. LOUIS</b>		STATE: <b>MO</b>	ZIP: <b>63146</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/27/2026 12:00 AM</b>	

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<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>RAY L. RIGGS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/26/2026 11:43 AM</b>

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I am the duly elected Howell County Surveyor. I am a past president of the Missouri Society of Professional Surveyors. I am a 5th generation Howell Countian. I have worked in the surveying profession for over 44 years. I am co-owner of Riggs Brothers Surveying, LLC., with my brother, Ralph Riggs.

My oral testimony will bear out that:

The Missouri State Land Survey (MSLS) is top notch, compared to other states that I have worked in. To continue this excellence, this bill needs to be approved.

The MSLS has operated on the \$1 recorder's fee since it's inception in the early 70's. No other program could have done this. It speaks to the quality leadership of the program and their ability to make good use of the monies they have been entrusted with.

If this bill is not passed, the future of this excellent program is uncertain and subsequently, the cost of surveys for Missourians will increase exponentially without access to this excellent program. Surveyors **DEPEND** on the online access to survey records. Surveyors **DEPEND** on the MSLS obtaining, indexing and posting newly recorded surveys and subdivisions from all 114 Missouri counties. This replaces the cost of having to travel to the courthouse and make paper copies of survey records or the delayed process of ordering from the MSLS and getting them by mail.

**Bottom Line:**

This bill will benefit the citizens of Missouri by keeping the cost of surveys at their present rate.



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<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>STEVEN E. WEIBLE</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/24/2026 9:43 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

Ladies and Gentlemen of the Committee - Thank you for this opportunity to offer written testimony on HB 2422. I support this bill. The State Land Survey is the owner of the markers and records that comprise the United States Public Land Survey System in Missouri. They are responsible for permanently marking and maintaining this system and the associated records as set out in Sections 60.510 and 60.550 RSMo. The United States Public Land Survey System is the backbone of land location in Missouri and is critical to the stability of the location of property boundaries. Permanently marking and maintaining this system and preserving its records is an important, but immense, task that has never been funded to a level adequate to the task. A \$1 user fee, collected by Recorders of Deeds, was established in 1969 to fund the State Land Survey. That fee has not changed since it was established. Meanwhile, costs have risen considerably since 1969 and continue to rise. Everything costs more now, including salaries, benefits, equipment, supplies, etc. There were 25 staff members in 2000 (not counting the three positions funded by state parks), but that number has diminished to 12 in 2026. The same amount of money buys less and that means services rendered have diminished. The task is far from done and as time passes, more evidence of the original markers is lost. There is so much that needs to be done to satisfy the mandates of Section 60.510 RSMo, but the resources just aren't there to do it. The \$1 increase proposed by HB 2422 is desperately needed just to keep up with higher costs. Also, the addition to section 60.590(2) will correct an oversight and bring the State Land Survey into compliance for setting fees. \*\*\* Again, I support HB 2422. I encourage the Committee to support this bill.



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<b>WITNESS NAME</b>			
<b>BUSINESS/ORGANIZATION:</b>			
WITNESS NAME: <b>TRINITY CROUCH</b>		PHONE NUMBER: <b>573-508-5811</b>	
BUSINESS/ORGANIZATION NAME: <b>MISSOURI DEPARTMENT OF AGRICULTURE</b>		TITLE: <b>LEGISLATIVE LIAISON</b>	
ADDRESS: <b>1616 MISSOURI BLVD.</b>			
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>	ZIP: <b>65102</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>1/27/2026 12:00 AM</b>	
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<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>ARNIE C. AC "HONEST-ABE" DIENOFF-STATE PUBLIC ADVO</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>In-Person</b>	SUBMIT DATE: <b>1/27/2026 11:37 PM</b>

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**I am Opposed to additional Government Fees, which in reality are just another tax.**



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<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SARAH BERRY</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>1/25/2026 3:19 PM</b>	
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I respectfully submit testimony in opposition to House Bill 2422.

At first glance, this bill appears modest — a few dollars added here, a redistribution there. But in practice, it imposes a higher cost on the very act of recording property interests, liens, and legal instruments that are foundational to private ownership, due process, and economic participation.

Recording instruments is not a discretionary luxury. It is a legal necessity. Deeds, mortgages, easements, and other filings are how

Missourians protect their property rights, secure housing, conduct business, and comply with the law. Increasing mandatory user fees places a disproportionate burden on ordinary citizens simply for accessing the legal infrastructure the state itself requires them to use.

User fees function as regressive taxes. They fall most heavily on first-time homebuyers, small landowners, heirs settling estates, and individuals of modest means who cannot avoid these filings. Unlike voluntary services, recording fees are unavoidable. Raising them without a demonstrated necessity or clear limitation effectively charges people for exercising fundamental property rights.

This bill also redirects a growing portion of these fees away from the recorder’s office and into multiple state-level funds. While each fund may serve a legitimate purpose, layering unrelated revenue streams onto a mandatory local service obscures accountability and undermines transparency. Citizens recording documents at their county courthouse should not be treated as a revenue source for unrelated statewide programs.

Local recorders already face increasing demands for preservation, digitization, and compliance. If additional funding is truly required, that need should be addressed openly through appropriations, not quietly through incremental fee increases imposed on the public one transaction at a time.

Government should be cautious when it monetizes access to core civic functions. The right to record property interests should not depend on one’s ability to absorb ever-rising fees. When legal compliance becomes more expensive, fewer people comply fully, and the integrity of public records suffers as a result.

For these reasons, I urge this body to oppose House Bill 2422 and to protect access to Missouri’s

**recording system as a public good, not a paywall.**