



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 3230		DATE: 3/4/2026	
COMMITTEE: Commerce			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: DANIEL STONE SR		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 3/4/2026 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: 3/4/2026 11:21 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I am Opposed to this Bill and I believe in Local Zoning Decisions and agreed Community Comprehensive and Land-Use Plans along with the Planning & Zoning Process as Outlined in Chapter 89 of the Revised State Statues.



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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: 3/4/2026 5:51 AM	

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HB 3230 attempts to prohibit what it labels “discriminatory land use policy” by restricting local zoning authority over manufactured and modular housing. While expanding housing availability is a legitimate policy goal, this bill does so by significantly limiting the traditional zoning authority of local governments.

Land-use regulation has long been recognized as a core function of local government.

Municipalities and counties must retain the ability to make zoning decisions based on local infrastructure capacity, development planning, neighborhood character, and community input.

By broadly prohibiting local governments from adopting certain zoning or permitting requirements, HB 3230 risks undermining local planning authority and substituting a one-size-fits-all state mandate for locally tailored land-use policy.

The bill also introduces vague standards such as “reasonable and substantial public interest justification” and “unreasonably limits,” which create uncertainty for local governments and invite litigation over the scope of permissible zoning decisions.

Missouri can support housing access without preempting local land-use authority or creating ambiguous statutory standards that generate conflict between state and local governments.

For these reasons, HB 3230 should not advance in its current form.

Legislative Notice:

The General Assembly should be aware that HB 3230 significantly restricts traditional local zoning authority. Courts have long recognized municipal land-use regulation as a legitimate exercise of local police power. Broad statutory prohibitions on local zoning discretion, coupled with vague standards such as “discriminatory land use policy,” create foreseeable litigation over statutory interpretation and the limits of state preemption of local land-use authority.



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: LAURA HOLLOWAY		PHONE NUMBER: 573-635-9134	
REPRESENTING: MISSOURI MUNICIPAL LEAGUE		TITLE:	
ADDRESS: 1727 SOUTHRIDGE DR.			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65109
EMAIL:	ATTENDANCE:	SUBMIT DATE: 3/4/2026 12:00 AM	
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