



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 3490		DATE: 3/11/2026	
COMMITTEE: Commerce			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCAT		PHONE NUMBER: 314-440-9000	
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EMAIL: arniedienoff@mail.com	ATTENDANCE: In-Person	SUBMIT DATE: 3/11/2026 11:49 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			
I am Opposed to this Bill and taking away Local-Control and Local Decisions Making.			



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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: 3/11/2026 7:37 AM	

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HB 3490 modifies Missouri’s existing historic preservation statute by creating a specific exemption preventing historic designation of property owned by colleges and universities in certain municipalities.

While historic preservation policy is traditionally determined at the local level, this bill introduces a targeted limitation affecting only a narrow category of cities.

1. Targeted Geographic Classification

**Section 3 of the bill applies only to:
 “any city with more than four hundred thousand inhabitants and located in more than one county.”**

This classification appears to correspond to a single municipality within Missouri.

The Missouri Constitution prohibits special laws granting privileges to specific localities when a general law could apply. If a statutory classification effectively applies to only one city, it may raise concerns under Article III, Section 40 of the Missouri Constitution regarding prohibited special legislation.¹

2. Unequal Application of Historic Preservation Policy

HB 3490 would prevent historic preservation commissions in the affected city from designating any property owned by public or private colleges and universities as historic landmarks.

**As a result, university properties in the affected city would be exempt from local historic designation processes that apply to:
 residential properties
 commercial properties
 institutional properties
 university properties in other Missouri municipalities.**

The bill therefore creates an unequal regulatory framework for historic preservation based solely on municipal classification.

3. Scope and Transparency Concerns

Although the bill is only a few pages in length, it creates a significant exemption from local preservation authority that may have long-term consequences for historic structures associated with educational institutions.

Changes of this nature may warrant broader public discussion regarding preservation policy, local control, and redevelopment impacts on historically significant structures.

Conclusion:

HB 3490 introduces a targeted exemption from local historic preservation authority that appears to apply to a single municipality and a specific category of property owners. Careful consideration of constitutional limitations on special legislation and the long-term implications for historic preservation policy may be appropriate before adopting this change.

Legislative Notice:

The constitutional and policy considerations described above arise directly from the statutory classification created in HB 3490. Addressing these issues during the legislative process may reduce the risk of future legal challenges or unintended impacts on historic preservation policy.

Footnotes:

¹ Jefferson County Fire Protection Districts Ass'n v. Blunt, 687 S.W.2d 823 (Mo. banc 1985); see also City of Springfield v. Sprint Spectrum, 203 S.W.3d 177 (Mo. banc 2006).