



## 2021 End of Session Report

Community Associations Institute's (CAI) Missouri Legislative Action Committee (MO LAC) had a busy legislative session. There were more than 2,250 bills introduced, and the MO LAC closely monitored 25 bills that would have directly affected community associations. Below is a brief overview:

**HB 938, Solar panels.** MO LAC worked closely with sponsors of this bill that specified that restrictive covenants shall not limit or prohibit the installation of rooftop solar panels or solar collectors. This bill did allow for a homeowners' association to adopt reasonable rules, subject to any applicable statutes or ordinances, regarding the placement of solar panels or solar collectors. While the bill did not pass, the LAC monitored this bill closely to ensure no changes were made to the bill which would have removed an association's ability to adopt reasonable restrictions regarding the placement of a solar panel.

**Status: FAILED**

**HB 1122, Restrictive Covenants.** MO LAC opposed this bill, which would have negatively impacted Missouri community associations, by enacting that a homeowners' association can only impose new property use restrictions at the time the real property is purchased or with the owner's consent.

**Status: FAILED**

**SB 51, COVID-19 Limited Liability.** MO LAC actively supported this bill which provides community associations and association agents with protection from lawsuits regarding COVID-19 claims, as common areas and community facilities reopen for communities that act in good faith and comply with local, state and CDC guidelines.

**Status: PASSED**

For more information on the MO LAC's activities and community association legislation in Missouri, visit [www.caionline.org/MOLAC](http://www.caionline.org/MOLAC).

### Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the MO LAC. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to "Missouri" to support our continued efforts.

### Missouri Contact Information

- [Community Associations Institute – Missouri Legislative Action Committee](http://www.caionline.org) (888) 224-4321
- [Community Associations Institute Missouri State Chapter](http://www.caionline.org) (314) 423-8859