



2022 Missouri End of Legislative Session Report

During the 2022 Missouri General Assembly session, legislators considered 2,440 bills and resolutions. Community Associations Institute's (CAI) Missouri Legislative Action Committee (MO LAC) had a busy legislative session advocating [on behalf of the approximately 913,000 Missourians living in 375,000 homes in more than 5,500 community associations](#). The 14-member MO LAC closely monitored 17 bills that would have directly or indirectly impacted common interest communities. Of those bills, the MO LAC actively lobbied five bills (below) and closely monitored many others. Legislation of interest to common interest communities concerns a variety of topics. Overall, MO LAC had several successful campaigns.

HB 1682, Prohibits a county, municipality, or other political subdivision from imposing or enforcing a moratorium on eviction proceedings unless authorized by state law; HB 2218, Modifies provisions relating to the Municipal Land Reutilization Law; and HB 2593, Prohibits political subdivisions from regulating home-based businesses. Amendment HA 2. This amendment was attached to the three abovementioned bills. The amendment attempted to limit a community's ability to regulate where certain signs are placed. This amendment was added to these bills before they were even assigned to a committee or had a public hearing where the MO-LAC could express their opposition. The vague and unnecessary amendment would have been a significant departure from reasonable practices. The MO LAC's campaign resulted in dozens of messages to the Senate, and the amended bills failed sine die.

Status: SUCCESSFULLY FAILED

HB 1614, Prohibits the state and any political subdivision from regulating certain uses of private property. The bill would prohibit "political subdivisions" from regulating vehicles parked on private property if parked on an appropriate surface. Subsection 2. of the bill would also prohibit any regulation of the use of "non-corporate-owned" property unless such use constituted a present danger to the health or safety of "neighbors or passersby". The committee Substitute still only applies to "political subdivisions", but the sponsor's description of the bill suggests that he now understands that HOAs are NOT political subdivisions.

Status: SUCCESSFULLY FAILED

HB 1661, Adds provisions relating to the International Swimming Pool and Spa Code. This bill attempted to update requirements to city or county regulated pools to adhere to the ICC International Swimming Pool and Spa Code. These requirements would affect pools in associations.

Status: SUCCESSFULLY FAILED



HB 1662, Changes the laws regarding restrictive covenants by expanding the definition of prohibited covenants and establishes a procedure to remove prohibited covenants from deeds. The MO LAC originally supported this bill which would have created a streamlined process to remove racially offensive language from restrictive covenants. While racially restrictive covenants have long been unenforceable, so the original bill didn't change the law; it merely allowed homeowners to "cleanse" their title of this offensive and hurtful language. However, the Senate Substitute of HB 1662 completely changed the spirit and purpose of the bill and rushed through language that will have unintended consequences on both local government and homeowners living in homeowner associations. The MO LAC worked diligently to urge Governor Mike Parson to veto the bill, but their calls and the questions of advocates went unanswered. Despite the 107 grassroots advocates who wrote the governor's office and even shared personal stories how this will negatively affect associations, Governor Parson completely ignored the opinions of his constituents and has signed the bill into law.

Status: PASSED

HB 1882, Specifies that restrictive covenants shall not limit or prohibit the installation of rooftop solar panels or solar collectors. This bill attempted to invalidate any restrictions on roof-top solar panels in HOAs. The MO LAC opposed this legislation and the bill inevitably died sine die.

Status: SUCCESSFULLY FAILED

HB 2626, Establishes the Subdivision Property Owners' Protection Act. The efforts of the MO LAC and advocates aided in fighting this bill which would have been catastrophic for associations in the state. The bill would have provided for the removal of democratic functions of associations, almost entirely. The bill attempted to change the responsibilities of management roles within communities. For these and a host of other reasons, the MO LAC fought the bill with a call to action. The MO LAC and the 3 call to action participants, and especially due to the efforts of Representative Eggleston, the bill died in sine die.

Status: SUCCESSFULLY FAILED

HB 2828, Specifies that restrictive covenants shall not prohibit for sale signs. This bill would have prohibited any restrictive covenant from regulating for sale signs even in common areas. The bill did not define a for sale sign, leaving broad room for interpretation. The MO LAC opposed the bill and it died sine die.

Status: SUCCESSFULLY FAILED

SB 631, Modifies provisions relating to statutes of limitations. Insofar as its interest in legislation around personal injury liability, MO LAC monitored this legislation which would have shortened the time in which a personal injury lawsuit may be filed from five years to two.

Status: FAILED SINE DIE

SB 658, Prohibits tax credits for the construction or rehabilitation of residences located in certain distressed areas after August 28, 2022. This bill would have terminated tax credits for construction of homes in "distressed communities." The MO LAC monitored the legislation which inevitably failed sine die.

Status: FAILED SINE DIE

SB 820, Modifies provisions relating to utilities. MO LAC worked diligently to oppose this bill which vastly invalidates the covenants of HOAs regarding solar panels. The bill nullifies any covenants that restrict, limit, or prohibit the use and installation of solar panels. While the MO LAC fervently supports



renewable energy, including solar panels, this bill prevents local homeowner's associations from regulating how and where solar panels may be implemented. While the MO LAC and advocates campaigned against the bill, it passed both chambers of the legislature and has been delivered to the Governor's office for a final signature.

Status: PASSED

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

Your Assistance is Needed

The CAI MO LAC may rely on professional lobbying as a vital and integral part of the legislative process. As volunteers, CAI MO LAC members including homeowner leaders, community managers, and business partners, significantly rely on this highly effective professional representation. In addition to contributions from management companies and business partners, the CAI MO LAC needs your financial support to bolster their advocacy activities in 2022 and beyond. We encourage donations from Missouri community associations, business partners, and individuals. Please visit www.caionline.org/lacdonate/ and donate to "Missouri" to support our continued efforts.

We need YOUR voice! [Sign up today](#) to become a CAI Advocacy Ambassador and help shape legislation in your state!

Missouri Contact Information

- [Community Associations Institute – Missouri Legislative Action Committee](#) (888) 224-4321
- [Community Associations Institute Heartland Chapter](#) (314) 423-8859