

2026 Missouri Legislative Session Report



MISSOURI
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

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Community Associations Institute (CAI) Missouri Legislative Action Committee (MO LAC) spent the 2026 legislative session advocating on behalf of [approximately 948,000 Missourians who live in 385,300 homes in more than 5,700 community associations](#) across the state.

In-Person Advocacy

The Missouri Legislative Action Committee hosted its annual Advocacy Day in Jefferson City on Feb. 24. The event was attended by 15 CAI members, the LAC's lobbyist, and was supported by Phoebe Neseth, Esq. The LAC met with 10 legislators to advocate on bill positions, introduce CAI to legislators, and distribute information on facts and figures on Missouri's community associations. In advance of the event, a virtual call to action was emailed to CAI Missouri members and advocates, resulting in eight messages sent from four advocates to eight legislators.



Legislative Overview

The General Assembly convenes at the State Capitol in Jefferson City annually on the first Wednesday after the first Monday of January (January 7 in 2026) and adjourns on May 15.

The Missouri General Assembly operates on a two-year cycle. The first year of the term (odd-numbered) begins in January, and any pending legislation rolls over to the second year (even-numbered). However, any legislation that is not passed by the final adjournment of the two-year cycle dies and must be completely reintroduced as a new bill in the next legislative term. [Learn more about MO LAC's work in 2025.](#)

Bills may be introduced in Missouri in either chamber of the legislature. Bills may only contain one subject, expressed clearly in the title, and amendments during the legislative process may not change the original purpose of a bill. Bills must pass both chambers of the General Assembly in identical form before being delivered to the Governor.

The Governor has fifteen days to act on a bill if it is sent to him during the legislative session; and forty-five days if the legislature has adjourned or has recessed for a thirty-day period. Once the Governor receives a bill, he may sign it or allow it to become law through inaction. If a bill is given a veto, it is returned to the General Assembly where a two-thirds vote of both houses is required to override the veto. Line-item vetoes may only be made on appropriation bills. [Learn more about how laws are created in Missouri.](#)

This session MO LAC tracked 84 pieces of legislation in Missouri, directly advocating on those with potential implications on the community association industry. Below are the highlights.

Priority Legislation

CAI Legislative Action Committees (LACs) support legislation that aligns with [CAI's public policy positions](#) and opposes legislation that does not. If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

HB 3176 and SB 1603 - Missouri Declaration and Bylaws Modernization Act

MO LAC **supported** this legislation, which would have created a comprehensive statute governing homeowners associations in Missouri. Unlike condominiums, which benefit from a more defined statutory structure, homeowners' associations in Missouri operate without a comprehensive legal framework that reflects modern governance realities. This bill would

have helped fill that gap by providing clear, practical tools that allow associations to function effectively while still respecting their governing documents and member rights.

The Missouri Declaration and Bylaws Modernization Act would have made it so that whenever not enough votes are cast within 90 days on a proposed amendment to governing documents, the amendment can still pass if notice is provided and fewer than one-quarter of members object within 60 days. In this situation, members would have had up to one year to challenge a declaration amendment and six months for bylaw amendments. In the absence of a board, at least 10% of association members would have been permitted call a special meeting to elect a new board, with any quorum requirements suspended. Additionally, boards would have been required to adopt an annual budget and provide lot owners with that budget within 30 days. Members of MO LAC testified in support of HB 3176.

Status: Bill died in committee.

HB 1734 - Creates A Revolving Loan Program to Assist Homeowners' Associations with Erosion Control

MO LAC **supported** this bill in both 2025 and 2026. HB 1734 would have created a revolving loan program to assist homeowner's associations with erosion control. Under this legislation, loans would have been permitted to fund daylighting waterways, natural flood/catchment restoration, culvert rehabilitation, and bank stabilization using natural measures. Projects involving impermeable surfaces would have been explicitly excluded. Interest would have been capped at the greater of the federal funds rate or 2%. Loans would have been allowed to cover up to 80% of project costs per fiscal year, with a maximum term of 10 years. HOAs utilizing these loans would have been required to provide documented community support and offer property liens as collateral.

In 2025 the bill got held up in the House Rules Committee before its language was incorporated into another piece of legislation on the House floor. That legislation ultimately did not pass committee. [Learn more about MO LAC's work on this bill in 2025.](#)

Status: Bill died in committee.

CAI MONITORED THE BELOW BILLS

CAI and its LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

[HB 2840 / SB 1313](#) - Requires homeowners' associations to dissolve every ten years after establishment unless the association receives a majority vote for renewal

MO LAC [monitored](#) this legislation, which would have required homeowners' associations in Missouri to dissolve every ten years unless renewed by an 85% majority vote of all members within ninety days of the dissolution date. If the vote for renewal fails, the association would be required to dissolve immediately, and no new association would be permitted to form for ten years unless 85% of homeowners approve. Under this bill, associations existing for at least ten years as of August 28, 2026, must hold a renewal election by December 31, 2026, and every ten years thereafter. This regulation would not have applied to condominium unit owners' associations or residential cooperatives. This bill would have significantly shifted the default continuity of HOAs, reinforcing homeowner control and adding a mandatory periodic reassessment of the existence of HOAs.

Status: Bill died in committee.

[HB 2435](#), [SB 1059](#), and [HB 2858](#) – Community Association Values (restrictions on chickens, domesticated animals, political signs)

MO LAC [monitored](#) these bills, which all aligned with [CAI's public policy on Government Regulations of Community Associations](#). CAI believes that governance should occur at the lowest possible level. Legislatures and regulatory agencies should acknowledge the right of self-determination by owners who elect volunteers and have a vested interest in their own communities.

HB 2435 would have prevented homeowners' associations in Missouri from prohibiting political signs, solar panels, or sale signs. Under this legislation, associations would also not be permitted to ban ownership of up to six chickens on any property larger than two-tenths of an acre. This bill would have preserved an association's ability to implement reasonable rules regarding the size, placement, and manner of these allowances. Associations would have been able to remove political or sale signs that pose health or safety threats, violate statutes, contain sound, or have additional materials attached if they provided homeowners with notice of any violations before imposing penalties. Associations would also have been permitted under this legislation to prohibit or restrict the ownership or pasturing of roosters.

SB 1059 would have explicitly allowed homeowners to own up to six hens while preserving an association's right to restrict roosters and set reasonable rules for chicken ownership. The bill also would have allowed reasonable HOA rules regarding the time, place, and manner for signs/solar panels, banning complete prohibition on their display. Under this

legislation HOAs would have been permitted to remove certain signs for health and safety concerns given they provide clear notice and a three-day grace period before penalties.

HB 2858 sought to limit the authority of political subdivisions and homeowners' associations in prohibiting the ownership or pasturing of non-nuisance domesticated animals (such as chickens, rabbits, and quail) for personal consumption. The bill defined "Non-nuisance domesticated animals" as those not creating unreasonable odor, noise, or safety hazards; the bill specifically includes animals raised for meat, milk, or eggs. This bill would have applied to lots of one-third acre or larger and to enclosures housing up to eight animals. As written, the legislation preserved an association's ability to adopt "reasonable" regulations and restrict ownership of roosters.

Status: All bills died in committee.

Get Involved in CAI's Missouri Advocacy Work through Your Local Chapter!

In addition to strong and effective advocacy work in Jefferson City, CAI's Heartland Chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Missouri thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

Learn more and join today at <http://www.caiheartland.com/>

<p>Track MO Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>Legislative Resources and Chapter Contact Information CAI Missouri Legislative Resources CAI Heartland Chapter Contact Chapter Executive Director Ms. Catherine Roth-Johnson (314) 423-8859 or cathy@caiheartland.com</p>
<p>Support and Donate Today CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Missouri. Learn More & Donate Today by Selecting "Missouri."</p>	

Register for CAI's 2026 Congressional Advocacy Summit on September 24 in Washington D.C.

This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy event of the year for the community association housing model, CAI's Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry.

[Register today!](#)

**Review CAI's
Public Policy Positions**



Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so sign up now to make your mark!



www.caionline.org/Ambassadors