

2024 Legislative Session Report



2024 CAI Missouri Legislative Session Report

Community Associations Institute (CAI) Missouri Legislative Action Committee (LAC) spent the 2024 legislative session advocating on behalf of the [approximately 925,000 Missourians live in 311,000 homes in more than 5,580 community associations across the Show-Me State](#). Missouri's legislative session began on January 3 and adjourned May 10, 2024.

On Feb. 27, a dozen members of the LAC met in Jefferson City, MO, for their Second Annual Legislative Advocacy Day. The LAC met with several leadership offices and 10 state legislators to promote MO-LAC as a resource to lawmakers and constituents.

This was a historically low year in terms of legislation passed, with only 26 bills out of over 2,600 filed having been sent to Governor Parson's desk for signature. The LAC tracked a total of 43 bills.

Below are highlights from the 2024 Missouri State Legislature:

HB2062 (Rep. Chris Brown (R)) - relating to the use of real property

This bill originally was introduced to prohibit local-level eviction moratoriums unless explicitly allowed by the state. However, this bill was eventually amended to become an omnibus package to include new provisions such as prohibiting political subdivisions from requiring charging stations on parking lots owned or leased by churches or nonprofit organizations, giving liens for unpaid sewer charges higher priority than all liens except taxes, and the inclusion of the language from **SB985 (Sen. Nick Schroer (R)) - Enacts provisions regarding deed restrictions, covenants, or similar agreements running with the land prohibiting ownership or pasturing of chickens.**

The language adopted concerning chickens prohibits associations from restricting owners from building a chicken coop and/or raising up to 6 chickens on an area which is 2/10 of an acre or larger. An association may prohibit roosters, and implement reasonable rules and regulations. City and County ordinances are still in effect and are not changed with this language, and associations can still limit the pasturing of chickens on areas less than 2/10 an acre.

The LAC **opposed** SB985, as it believes these decisions should be left to HOA homeowners and not mandated by the state legislature.

A call to action for SB985 was sent to advocates, which saw 12 messages sent to legislators by 12 advocates.

Status: Unsuccessfully PASSED, signed by Governor.

[WE NEED YOUR ASSISTANCE! A Request for Donations to Nullify Chicken Provisions](#)

On June 5th, the Missouri LAC began a call-to-action campaign aimed at asking Governor Parson to veto HB2062, and defeat the language from SB985. As noted above, SB985's language on the raising of chickens in an HOA community was added via amendment as HB2062 moved through the Senate. Over the course of June and July, the call-to-action campaign saw 333 messages sent by 294 advocates across the state asking the Governor to veto HB2062, and was been supported by tireless outreach to the Governor's office by LAC members. However, the Governor signed the bill due to his support for the other items amended into it. Instead of passing multiple pieces of legislation covering unique topics, state lawmakers decided to bundle unrelated bills together via amendments and pass large, unwieldy omnibus bills covering a multitude of topics, leaving the Governor with no viable option to stop bad legislation without stopping measures necessary for the state government. The legislature took these actions in spite of Missouri's constitution, which requires that amendments to legislation be related to the original intent of the legislation and not change the original purpose of the bill; Missouri's constitution prohibits omnibus bills.

After careful consideration, the Missouri LAC decided to, as the next phase of a multi-pronged advocacy approach, initiate litigation challenging the constitutionality of HB2062. We did not take this decision lightly, as constitutional challenges speak to the very heart of our state's democracy. However, we will not sit back while the contractual rights of community associations are disrupted. With that said, **WE NEED YOUR HELP!**

Please visit <https://advocacy.caionline.org/lac-donation-form/> and select "Missouri" to donate today! Your donation will help fund our legal challenge of HB2062, and protect your community from an unconstitutional overreach by the state legislature, and stop a slippery slope from developing!

We do not want to let state legislators believe they can get away with taking away your community's rights, and pave the way for future negative legislation to pass. Please share this information among your friends, neighbors, and colleagues- we need all the financial support we can if we want to make sure that your community can continue to set its own rules and regulations!

HB1514 (Rep. Jim Murphy (R)) - Modifies provisions governing homeowners' association restrictions on pasturing chickens

The bill would prohibit associations from restricting owners from building a chicken coop and/or raising up to 6 chickens per 2/10 of an acre of land. An association may prohibit roosters, and implement reasonable rules and regulations.

The LAC **opposed** the bill, as it believes these decisions should be left to HOA homeowners and not mandated by the state legislature.

Status: Successfully DIED in Committee.

HB2270 (Rep. Philip Oehlerking (R)) - Establishes the "Missouri Homeowners' Association Act"

This bill would create a Homeowners Association Bill of Rights to standardize the rights and responsibilities of homeowners in planned communities. This includes:

- Establishing Clear Guidelines: HB 2270 introduces clear guidelines and regulations, providing homeowners with a transparent framework within which their rights and responsibilities are defined. This clarity promotes fairness and reduces potential disputes within planned communities.
- Protecting Declarant Rights: The legislation acknowledges the rights of declarants to administer, develop, and convey real property, ensuring that developers can fulfill their responsibilities while safeguarding homeowners' interests.
- Ensuring Fair Governance: HB 2270 outlines procedures for the election of the board of directors and the adoption of budgets within homeowners' associations. These procedures promote transparency, accountability, and democratic governance, empowering homeowners to actively participate in decision-making processes.
- Addressing Dispute Resolution: The bill includes provisions for arbitration and nonbinding dispute resolution, offering homeowners alternative avenues for resolving conflicts. By reducing reliance on the judicial system, HB 2270 facilitates efficient and amicable dispute resolution within planned communities.

The LAC **supported** this bill; the LAC has worked to support a Homeowners Association Bill of Rights for many years and believes that this legislation will play a crucial role in ensuring fair treatment for homeowners and empowering them to have a voice in the management of their communities.

Status: Unsuccessfully DIED in Committee.

SB1324 (Sen. Tracy McCreery (D)) - Enacts the "Missouri Uniform Homeowners' Association Act"

Accomplishing the same objective as HB 2270, this bill would also create a Homeowners Association Bill of Rights to standardize the rights and responsibilities of homeowners in planned communities. Much like its House counterpart, this bill would accomplish the following:

- Establishing Clear Guidelines: SB 1324 introduces clear guidelines and regulations, providing homeowners with a transparent framework within which their rights and responsibilities are defined. This clarity promotes fairness and reduces potential disputes within planned communities.
- Protecting Declarant Rights: The legislation acknowledges the rights of declarants to administer, develop, and convey real property, ensuring that developers can fulfill their responsibilities while safeguarding homeowners' interests.
- Ensuring Fair Governance: SB 1324 outlines procedures for the election of the board of directors and the adoption of budgets within homeowners' associations. These procedures promote transparency, accountability, and democratic governance, empowering homeowners to actively participate in decision-making processes.
- Addressing Dispute Resolution: The bill includes provisions for arbitration and nonbinding dispute resolution, offering homeowners alternative avenues for resolving conflicts. By reducing reliance on the judicial system, SB 1324 facilitates efficient and amicable dispute resolution within planned communities.

The LAC **supported** this bill; the LAC has worked to support a Homeowners Association Bill of Rights for many years and believes that this legislation will play a crucial role in ensuring fair treatment for homeowners and empowering them to have a voice in the management of their communities.

Status: **Unsuccessfully DIED in Committee.**

HB2727 (Rep. Cameron Parker (R)) - Establishes the "Uniform Unlawful Restrictions in Land Records Act"

This bill would establish a process by which community associations may remove discriminatory restrictive covenants from their governing documents, and also apply a new expedited removal process for discriminatory restrictive covenants found in deeds.

The LAC **supported** this bill.

Status: **Unsuccessfully DIED in Committee.**

GET INVOLVED IN CAI MISSOURI ADVOCACY EFFORTS!

Track MO Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

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. To support their efforts, visit caionline.org/lacdonate and select "Missouri."

YOUR DONATION WILL SUPPORT MO LAC'S LEGAL CHALLENGE TO HB2062

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!

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