



## 2023 Missouri End of Legislative Session Report

During the 2023 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 925,000 Missourians living in 311,000 homes in more than 5,580 community associations](#). The 14-member MO LAC closely monitored an astonishing 120 bills that would have directly or indirectly impacted common interest communities. Of those bills, the MO LAC actively lobbied six 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 954, Establishes the Subdivision Property Owners' Protection Act.** The MO LAC opposed this bill which would have fundamentally changed the way rules apply to residents in community associations. As written, this legislation would have invalidated standard covenants and would have required that different sets of rules apply to different residents based on the time they purchased their home. Consequences of this legislation included increased expenses for homeowners, an inability of associations to address health, safety, or maintenance concerns. Additionally, the legislation misrepresented the contracts made between associations and management companies, and operated under the assumption that management companies make decisions on behalf of communities. As such, it attempted to build policy that allowed for termination of a contract "without cause and with no more than thirty days' notice."

Members of the MO LAC testified at the Government Efficiency and Downsizing hearing to speak against the bill, where their testimony along with the efforts of nearly 200 advocates across the state who sent over 2,300 messages to the committee, helped to oppose this legislation from moving forward.

**Status: SUCCESSFULLY FAILED**

**HB 978, Modifies provisions relating to home-based work.** The bill would have prohibited the counties and municipalities from enacting zoning ordinances or regulations that would prohibit home-based businesses. The MO LAC monitored this legislation as it could have paved the way for similar legislation concerning community association prohibitions.

**Status: DIED SINE DIE**

**SB 400, Enacts provisions regarding deed restrictions, covenants, or similar agreements running with the land prohibiting ownership or pasturing of chickens.** The MO LAC opposed this legislation that prohibits associations from restricting the keeping of 4 or fewer chickens. The MO LAC has worked to oppose this legislation as written and protect the ability of associations to self-govern. Thanks to CAI's Legislator Champion Senator Tracy McCreery for her efforts to filibuster the bill and prevent it from being moved forward.

**Status: SUCCESSFULLY FAILED**



**HB 1165, Modifies and establishes provisions relating to the Uniform Commercial Code.** The MO LAC monitored this bill as it would have altered the Uniform Commercial Code and could have repercussions on the Uniform Community Interest Ownership Act (UCIOA)

**Status: DIED SINE DIE**

**HB 1089, Establishes the Missouri Homeowners' Bill of Rights.** The MO LAC has supported this bill which would establish a Homeowners' Bill of Rights in the state. This legislation would standardize the rights of homeowners in associations within the state and allow for clearer, more defined rules regarding homeowners and community associations. The MO LAC championed this bill for the Legislative Session, including at their Capitol Fly-In Day in April where members of the MO LAC testified at the House Committee on Local Government's hearing. Members of the MO LAC voiced their support of this bill in conjuncture with opposition to other legislation under consideration by the committee, and answered their questions on legislation that relates to the community association housing model. The Homeowners' Bill of Rights sets specific outlines issues like voting procedures, meeting notification and liability insurance within a community association. It ensures that standards are set for all associations in the state.

**Status: DIED SINE DIE**

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**

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 2023 and beyond. We encourage donations from Missouri community associations, business partners, and individuals. Please visit [www.caionline.org/lacdonate/](http://www.caionline.org/lacdonate/) and donate to "Missouri" to support our continued efforts.

[Click here to follow the important legislation CAI is tracking for 2023 and beyond.](#)

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

#### **Missouri Contact Information**

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