



The Voice for Real Estate® in Missouri

To: MAR Legislative Report List

From: Samuel G. Licklider

Subj: Legislative Report

Date: March 22, 2010

Budget:

Bleak, the Assembly is faced with making cuts approaching \$500 Million, or doing something less and putting the responsibility on Governor Nixon. This discussion has colored the entire session. Have a bill that's going to be self supporting but takes some startup money to get the program running—wait until—well next year will be worse so figure on putting it off until at least fiscal 2013.

Tax Credits:

These have been a part of the whole budget debate. Tax credits are frequently maligned, they are widely used in economic development bills and to influence investment in what is believed to be good public policy. Two examples of tax credits that have a beneficial impact are Historic Tax Credits and Low Income Housing Tax Credits. Both of these return more to the state than the state invests. In the case of Low Income it works out to about \$5.88 in immediate benefit to every \$1.00 in credit. The total number is a bit higher when taken over the life of the project it works out to nearly \$10.00 to every \$1.00 in credit.

AMC Regulation:

The AMC bill that we are supporting has not been scheduled for a hearing as yet. It is HB 2152 by Rep. Hobbs. Once we get a hearing notice we'll do a Call for Action to the committee—if your representative is on the committee you'll get an e-mail, if they are not you won't. There is nothing to be gained by having non-constituent contacts at this point in the process.

License Law Changes/Employment Security:

Both these changes are in HB 1692 which is on the calendar for debate, lots of other stuff in the bill as well since it has become the "omnibus judiciary bill".

Bills being tracked are included in this report.

The links should work, if they don't let us know.

BILLS SUPPORTED

[HB 1242](#) [Sater](#) Requires the State Highway Patrol to make available for public inquiry a registry of certain drug offenders and law enforcement to notify DNR for cleanup of hazardous substances found in investigations.

Last Action: 2- 9-10 H Public hearing completed

[HB 1255](#) [Nance](#) Increases the limit in small claims court from \$3,000 to \$5,000

Last Action: 1-21-10 H Referred to House Committee on House-Small Business

[HB 1405](#) [Cox](#) Allows certain pleadings or filings in a dissolution of marriage or legal separation to be a public record if the court clerk has redacted the Social Security number.

Last Action: 2-18-10 H Superseded by - see HB 1692

[HB 1409](#) [McGhee](#) Prohibits a municipality or utility company from holding an owner of a premises liable for the occupant's delinquent utility payment.

Last Action: 1- 7-10 H Read second time

[HB 1411](#) [McGhee](#) Authorizes corporations or unincorporated associations to be represented in small claims court by the president or vice-president of the entity for certain actions to remove a tenant.

Last Action: 1- 7-10 H Read second time

[HB 1454](#) [Brandom](#) Allows a landlord to file a claim in a small claims court for the ejectment of a tenant in order to obtain possession of a premises.

Last Action: 1- 7-10 H Read second time

[HB](#) [Sutherland](#) Requires the Department of
[1581](#) Transportation to provide full
consideration for bicyclists,
pedestrians, disabled persons, and
transit users in its plans, programs,
and projects.

Last Action: 2- 3-10 H Referred to House
Committee on House-Transportation

[HB](#) [Jones-](#) Changes the laws regarding
[1584](#) [117](#) manufactured homes.

Last Action: 3- 3-10 H Voted do pass from
committee on House-Financial
Institutions

[HB](#) [McNeil](#) Increases from \$14,300 to \$16,000
[1621](#) the minimum base used to calculate
the senior citizens property tax credit,
commonly known as circuit breaker.

Last Action: 1-14-10 H Read second time

[HB](#) [Molendorp](#) Specifies that volunteers of nonprofit
[1622](#) homeowners organizations will not be
liable for damages in civil actions for
certain conduct.

Last Action: 1-14-10 H Read second time

[HB](#) [Wells](#) Creates the Homeowner Grant
[1634](#) Program Fund to be used for the
construction of new homes in Missouri.

Last Action: 2-24-10 H Referred to House
Committee on House-Financial
Institutions

[HB](#) [Funderburk](#) Creates the Homeowner Grant
[1658](#) Program Fund to be used for the
construction of new homes in
Missouri.

Last Action: 2-24-10 H Referred to House
Committee on House-Financial
Institutions

[HB](#) [Smith-](#) Changes the laws regarding the
[1692](#) [150](#) regulation of real estate brokers and
salespersons.

Last Action: 3-18-10 H Set on the House Calendar

[HB](#) [Parson](#) Requires persons conducting home

[1714](#) inspections to be licensed by the Division of Professional Registration within the Department of Insurance, Financial Institutions and Professional Registration.

Last Action: 2-17-10 H Referred to House Committee on House-SC on Professional Regulation/Licensing

[HB 2033](#) [Diehl](#) Prohibits a political subdivision from requiring any party to file a certificate of value at the time of the sale or conveyance of real property.

Last Action: 2- 8-10 H Read second time

[HB 2152](#) [Hobbs](#) Establishes the Missouri Appraisal Management Company Registration and Regulation Act to regulate real estate appraisal management companies.

Last Action: 3- 3-10 H Referred to House Committee on House-Financial Institutions

[HB 2188](#) [Diehl](#) Changes the definition of "employment" as it relates to a licensed real estate salesperson or real estate broker qualifying for unemployment compensation.

Last Action: 2-18-10 H Read second time

[HB 2304](#) [Webber](#) Requires persons conducting home inspections to be licensed by the Division of Professional Registration within the Department of Insurance, Financial Institutions and Professional Registration.

Last Action: 3-15-10 H Read second time

[SB 630](#) [Cunningham](#) Modifies various provisions pertaining to manufactured homes.

Last Action: 3-15-10 H Read second time

[SB 720](#) [Bray](#) Requires the Department of Transportation to provide full consideration for bicyclists, pedestrians, disabled persons, and transit users in its plans, programs, and projects.

Last Action: 1-19-10 S Referred to Senate Committee on Senate-Transportation

[SB 776](#) [Days](#) Requires that two of three

commissioners appointed in condemnation cases be real estate brokers or appraisers.

Last Action: 3- 1-10 S Meeting set for 2:00 PM, Senate Lounge, Senate-Financial/Gov. Org. and Elections

BILLS OPPOSED

[HB 1216](#) [Dusenberg](#) Exempts real property owned by individuals 65 years of age and older from increases in the tax rate and assessed valuation until the owner moves, sells the property, or fails to notify of continued eligibility.

Last Action: 1- 7-10 H Read second time

[HB 1267](#) [Meiners](#) WITHDRAWN.

Last Action: 1-27-10 H Withdrawn

[HB 1317](#) [Curls](#) Increases from \$3 to \$5 the fee charged by the county recorder of deeds for certain recorded documents pertaining to real property.

Last Action: 1- 7-10 H Read second time

[HB 1386](#) [Nolte](#) Limits the increase in assessed valuation of residential property by the percentage of increase in Social Security benefits for the elderly and disabled who own and live in their principal residence.

Last Action: 3- 3-10 H Referred to House Committee on House-Ways and Means

[HB 1440](#) [Denison](#) Establishes the Missouri Appraisal Management Company Registration and Regulation Act to regulate real estate appraisal mat to regulate real estate appraisal management companies.

Last Action: 1- 7-10 H Read second time

[HB 1475](#) [Hughes](#) Makes it an improper employment practice for an employer to refuse to hire or to discharge, reduce compensation, or modify any condition of a person's employment based on his

or her credit score or history.

Last Action: 1- 7-10 H Read second time

[HB 1694](#) [Hoskins-80](#) Requires apartment buildings with more than six dwelling units located in St. Louis County to have security cameras installed in all common areas of the building.

Last Action: 1-20-10 H Read second time

[HJR 56](#) [Emery](#) Proposes a constitutional amendment replacing the individual and corporate income tax and sales and use tax with a fair sales tax on retail sales of new tangible property and taxable services.

Last Action: 3-18-10 H Public hearing completed

[HJR 67](#) [Pratt](#) Proposes a constitutional amendment authorizing an exemption from property tax on all real and personal property of any citizen of the state who is 65 years of age or older.

Last Action: 1- 7-10 H Read second time

[HJR 68](#) [Davis](#) Proposes a constitutional amendment eliminating the personal property tax, limiting the tax on real property to no more than 1% of its true value, and authorizing taxing districts to impose a sales and use tax.

Last Action: 1- 7-10 H Read second time

[HJR 71](#) [Koenig](#) Proposes a constitutional amendment replacing the individual and corporate income tax and sales and use tax with a fair sales tax on retail sales of new tangible property and taxable services.

Last Action: 2- 3-10 H Referred to House Committee on House-Ways and Means

[SB 671](#) [Cunningham](#) Limits increases in assessed value of residential real property until transfer of ownership.

Last Action: 1-13-10 S Referred to Senate Committee on Senate-Ways and Means

[SB 691](#) [Wilson](#) Increases the fee collected to fund the county homeless person assistance program from \$3 to \$10, upon voter approval, if such a program has been created by the charter county.

Last Action: 1-19-10 S Referred to Senate Committee on Senate-Progress and Development

[SB 697](#) [Wright-Jones](#) Jones-Allows St. Louis City to increase its semiannual registration fee for certain vacant property to \$600.

Last Action: 3-17-10 S Meeting set for 1:30 PM, SCR 1, Senate-Ways and Means

[SB 728](#) [Crowell](#) Requires appropriations for allocations of state tax credits.

Last Action: 2-11-10 S Voted do not pass from committee Senate-Gov. Accountability & Fiscal Oversight

[SB 745](#) [Bray](#) Creates a statewide energy code for new building construction and renovation.

Last Action: 3- 2-10 S Hearing conducted

[SB 1000](#) [Green](#) Transfers certain stated amounts from twenty-three funds to the state general revenue fund.

Last Action: 3- 3-10 S Hearing conducted

[SJR 26](#) [Cunningham](#) Limits increases in assessed value of real property caused by reassessment until a transfer of ownership occurs.

Last Action: 1-19-10 S Referred to Senate Committee on Senate-Gov. Accountability & Fiscal Oversight

[SJR 29](#) [Purgason](#) Replaces all taxes on income with a sales and use tax.

Last Action: 3- 9-10 S Set on the Senate Calendar

[SJR 37](#) [Ridgeway](#) Replaces all taxes on income with a sales and use tax.

Last Action: 1-25-10 S Referred to Senate Committee on Senate-Gov. Accountability & Fiscal Oversight

Visit the web address below to tell your friends about this.

 [Tell-a-friend!](#)

If you received this message from a friend, you can [sign up for Missouri Association of REALTORS Action Center](#).

This message was sent to swagner@stlrealtors.com. Visit your [subscription management page](#) to modify your email communication preferences or update your personal profile. To stop ALL email from Missouri Association of REALTORS Action Center, click to [remove](#) yourself from our lists (or reply via email with "remove or unsubscribe" in the subject line).

