

FIRST REGULAR SESSION  
SENATE COMMITTEE SUBSTITUTE FOR  
**HOUSE BILL NO. 171**  
**95TH GENERAL ASSEMBLY**

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Reported from the Committee on General Laws, April 14, 2009, with recommendation that the Senate Committee Substitute do pass and be placed on the Consent Calendar.

0773S.02C

TERRY L. SPIELER, Secretary.

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**AN ACT**

To amend chapter 441, RSMo, by adding thereto one new section relating to payment of rent when a leased residence is destroyed.

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*Be it enacted by the General Assembly of the State of Missouri, as follows:*

Section A. Chapter 441, RSMo, is amended by adding thereto one new  
2 section, to be known as section 441.645, to read as follows:

**441.645. In the absence of a written contract to the contrary, if  
2 a residence is destroyed by an act of God, including but not limited to  
3 fire or a tornado, or other natural disaster or man-made disaster, so  
4 long as the tenant was not the person who caused the disaster, the  
5 tenant shall not be liable to the landlord for rent during the remainder  
6 of the term of the lease agreement.**

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