

SECOND REGULAR SESSION
[TRULY AGREED TO AND FINALLY PASSED]
SENATE SUBSTITUTE FOR
SENATE COMMITTEE SUBSTITUTE FOR

SENATE BILL NO. 650

97TH GENERAL ASSEMBLY

2014

5012S.03T

AN ACT

To repeal sections 67.5090, 67.5092, 67.5094, 67.5096, 67.5098, 67.5100, 67.5102, and 67.5103, RSMo, and to enact in lieu thereof eight new sections relating to wireless communications infrastructure deployment.

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

Section A. Sections 67.5090, 67.5092, 67.5094, 67.5096, 67.5098, 67.5100, 2 67.5102, and 67.5103, RSMo, are repealed and eight new sections enacted in lieu 3 thereof, to be known as sections 67.5090, 67.5092, 67.5094, 67.5096, 67.5098, 4 67.5100, 67.5102, and 67.5103, to read as follows:

67.5090. Sections 67.5090 to [67.5102] **67.5103** shall be known and may 2 be cited as the "Uniform Wireless Communications Infrastructure Deployment 3 Act" and is intended to encourage and streamline the deployment of **broadcast** 4 **and** broadband facilities and to help ensure that robust wireless **radio based** 5 communication services are available throughout Missouri.

67.5092. As used in sections 67.5090 to [67.5102] **67.5103**, the following 2 terms mean:

3 (1) "Accessory equipment", any equipment serving or being used in 4 conjunction with a wireless **communications** facility or wireless support 5 structure. The term includes utility or transmission equipment, power supplies, 6 generators, batteries, cables, equipment buildings, cabinets and storage sheds, 7 shelters, or similar structures;

8 (2) "Antenna", communications equipment that transmits or receives 9 electromagnetic radio signals used in the provision of any type of wireless 10 communications services;

EXPLANATION—Matter enclosed in bold-faced brackets [thus] in this bill is not enacted and is intended to be omitted in the law.

11 (3) "Applicant", any person engaged in the business of providing wireless
12 communications services or the wireless communications infrastructure required
13 for wireless communications services who submits an application;

14 (4) "Application", a request submitted by an applicant to an authority to
15 construct a new wireless support structure, for the substantial modification of a
16 wireless support structure, or for collocation of a wireless facility or replacement
17 of a wireless facility on an existing structure;

18 (5) "Authority", each state, county, and municipal governing body, board,
19 agency, office, or commission authorized by law and acting in its capacity to make
20 legislative, quasi-judicial, or administrative decisions relative to zoning or
21 building permit review of an application. The term shall not include state courts
22 having jurisdiction over land use, planning, or zoning decisions made by an
23 authority;

24 (6) "Base station", a station at a specific site authorized to communicate
25 with mobile stations, generally consisting of radio transceivers, antennas, coaxial
26 cables, power supplies, and other associated electronics, and includes a structure
27 that currently supports or houses an antenna, a transceiver, coaxial cables, power
28 supplies, or other associated equipment;

29 (7) "Building permit", a permit issued by an authority prior to
30 commencement of work on the collocation of wireless facilities on an existing
31 structure, the substantial modification of a wireless support structure, or the
32 commencement of construction of any new wireless support structure, solely to
33 ensure that the work to be performed by the applicant satisfies the applicable
34 building code;

35 (8) "Collocation", the placement or installation of a new wireless facility
36 on [existing structure] **a structure that already has an existing wireless**
37 **facility**, including electrical transmission towers, water towers, buildings, and
38 other structures capable of structurally supporting the attachment of wireless
39 facilities in compliance with applicable codes;

40 (9) "Electrical transmission tower", an electrical transmission structure
41 used to support high voltage overhead power lines. The term shall not include
42 any utility pole;

43 (10) "Equipment compound", an area surrounding or near a wireless
44 support structure within which are located wireless facilities;

45 (11) "Existing structure", a structure that exists at the time a request to
46 place wireless facilities on a structure is filed with an authority. The term

47 includes any structure that is capable of supporting the attachment of wireless
48 facilities in compliance with applicable building codes, National Electric Safety
49 Codes, and recognized industry standards for structural safety, capacity,
50 reliability, and engineering, including, but not limited to, towers, buildings, and
51 water towers. The term shall not include any utility pole;

52 (12) "Replacement", includes constructing a new wireless support
53 structure of equal proportions and of equal height or such other height that would
54 not constitute a substantial modification to an existing structure in order to
55 support wireless facilities or to accommodate collocation and includes the
56 associated removal of the preexisting wireless facilities or wireless support
57 structure;

58 (13) "Substantial modification", the mounting of a proposed wireless
59 facility on a wireless support structure which, as applied to the structure as it
60 was originally constructed:

61 (a) Increases the existing vertical height of the structure by:

62 a. More than ten percent; or

63 b. The height of one additional antenna array with separation from the
64 nearest existing antenna not to exceed twenty feet, whichever is greater; or

65 (b) Involves adding an appurtenance to the body of a wireless support
66 structure that protrudes horizontally from the edge of the wireless support
67 structure more than twenty feet or more than the width of the wireless support
68 structure at the level of the appurtenance, whichever is greater (except where
69 necessary to shelter the antenna from inclement weather or to connect the
70 antenna to the tower via cable);

71 (c) Involves the installation of more than the standard number of new
72 outdoor equipment cabinets for the technology involved, not to exceed four new
73 equipment cabinets; or

74 (d) Increases the square footage of the existing equipment compound by
75 more than [two thousand five hundred] **one thousand two hundred fifty**
76 square feet;

77 (14) "Utility", any person, corporation, county, municipality acting in its
78 capacity as a utility, municipal utility board, or other entity, or department
79 thereof or entity related thereto, providing retail or wholesale electric, natural
80 gas, water, waste water, data, cable television, or telecommunications or internet
81 protocol-related services;

82 (15) "Utility pole", a structure owned or operated by a utility that is

83 designed specifically for and used to carry lines, cables, or wires for telephony,
84 cable television, or electricity, or to provide lighting;

85 (16) "Water tower", a water storage tank, or a standpipe or an elevated
86 tank situated on a support structure, originally constructed for use as a reservoir
87 or facility to store or deliver water;

88 (17) **"Wireless communications service", includes the wireless**
89 **facilities of all services licensed to use radio communications pursuant**
90 **to Section 301 of the Communications Act of 1934, 47 U.S.C. § 301;**

91 (18) "Wireless facility", the set of equipment and network components,
92 exclusive of the underlying wireless support structure, including, but not limited
93 to, antennas, accessory equipment, transmitters, receivers, power supplies,
94 cabling and associated equipment necessary to provide wireless communications
95 services;

96 [(18)] (19) "Wireless support structure", a structure, such as a monopole,
97 tower, or building capable of supporting wireless facilities. This definition does
98 not include utility poles.

67.5094. In order to ensure uniformity across the state of Missouri with
2 respect to the consideration of every application, an authority shall not:

3 (1) Require an applicant to submit information about, or evaluate an
4 applicant's business decisions with respect to its designed service, customer
5 demand for service, or quality of its service to or from a particular area or site;

6 (2) Evaluate an application based on the availability of other potential
7 locations for the placement of wireless support structures or wireless facilities,
8 including without limitation the option to collocate instead of construct a new
9 wireless support structure or for substantial modifications of a support structure,
10 or vice versa; provided, however, that solely with respect to an application for a
11 new wireless support structure, an authority may require an applicant to state
12 in [its] **such applicant's** application that it conducted an analysis of available
13 **[collocation] collocation** opportunities on existing wireless towers within the
14 same search ring defined by the applicant, solely for the purpose of confirming
15 that an applicant undertook such an analysis; **For collocation to any**
16 **certified historic structure as defined in section 253.545, in addition to**
17 **all other applicable time requirements, there shall be a thirty day time**
18 **period before approval of an application. During such time period, an**
19 **authority shall hold one or more public hearings on collocation to a**
20 **certified historic structure.**

21 (3) Dictate the type of wireless facilities, infrastructure or technology to
22 be used by the applicant, including, but not limited to, requiring an applicant to
23 construct a distributed antenna system in lieu of constructing a new wireless
24 support structure;

25 (4) Require the removal of existing wireless support structures or wireless
26 facilities, wherever located, as a condition for approval of an application;

27 (5) With respect to radio frequency emissions, impose environmental
28 testing, sampling, or monitoring requirements or other compliance measures on
29 wireless facilities that are categorically excluded under the Federal
30 Communication Commission's rules for radio frequency emissions under 47 CFR
31 1.1307(b)(1) or other applicable federal law, as the same may be amended or
32 supplemented;

33 (6) Establish or enforce regulations or procedures for RF signal strength
34 or the adequacy of service quality;

35 **(7) Establish or enforce regulations or procedures for**
36 **environmental safety for any wireless communications facility that is**
37 **inconsistent with or in excess of those required by OET Bulletin 65,**
38 **entitled Evaluating Compliance with FCC Guidelines for Human**
39 **Exposure to Radio Frequency Electromagnetic Fields, Edition 97-01,**
40 **released August, 1997, and Supplement A: Additional Information for**
41 **Radio and Television Broadcast Stations;**

42 (8) In conformance with 47 U.S.C. Section 332(c)(7)(b)(4), reject an
43 application, in whole or in part, based on perceived or alleged environmental
44 effects of radio frequency emissions;

45 [(8)] (9) Impose any restrictions with respect to objects in navigable
46 airspace that are greater than or in conflict with the restrictions imposed by the
47 Federal Aviation Administration;

48 [(9)] (10) Prohibit the placement of emergency power systems that
49 comply with federal and state environmental requirements;

50 [(10)] (11) Charge an application fee, consulting fee, or other fee
51 associated with the submission, review, processing, and approval of an application
52 that is not required for similar types of commercial development within the
53 authority's jurisdiction. Fees imposed by an authority for or directly by a
54 third-party entity providing review or technical consultation to the authority
55 must be based on actual, direct, and reasonable administrative costs incurred for
56 the review, processing, and approval of an application. Except when mutually

57 agreeable to the applicant and the authority, total charges and fees shall not
58 exceed five hundred dollars for a collocation application or one thousand five
59 hundred dollars for an application for a new wireless support structure or for a
60 substantial modification of a wireless support structure. Notwithstanding the
61 foregoing, in no event shall an authority or any third-party entity include within
62 its charges any travel expenses incurred in a third-party's review of an
63 application and in no event shall an applicant be required to pay or reimburse an
64 authority for consultation or other third-party fees based on a contingency or
65 result-based arrangement;

66 [(11)] **(12)** Impose surety requirements, including bonds, escrow deposits,
67 letters of credit, or any other type of financial surety, to ensure that abandoned
68 or unused facilities can be removed unless the authority imposes similar
69 requirements on other permits for other types of commercial development or land
70 uses;

71 [(12)] **(13)** Condition the approval of an application on the applicant's
72 agreement to provide space on or near the wireless support structure for
73 authority or local governmental services at less than the market rate for space
74 or to provide other services via the structure or facilities at less than the market
75 rate for such services;

76 [(13)] **(14)** Limit the duration of the approval of an application;

77 [(14)] **(15)** Discriminate or create a preference on the basis of the
78 ownership, including ownership by the authority, of any property, structure, or
79 tower when promulgating rules or procedures for siting wireless facilities or for
80 evaluating applications;

81 [(15)] **(16)** Impose any requirements or obligations regarding the
82 presentation or appearance of facilities, including, but not limited to, those
83 relating to the kind or type of materials used and those relating to arranging,
84 screening, or landscaping of facilities if such regulations or obligations are
85 unreasonable;

86 [(16)] **(17)** Impose any requirements that an applicant purchase,
87 subscribe to, use, or employ facilities, networks, or services owned, provided, or
88 operated by an authority, in whole or in part, or by any entity in which an
89 authority has a competitive, economic, financial, governance, or other interest;

90 [(17)] **(18)** Condition the approval of an application on, or otherwise
91 require, the applicant's agreement to indemnify or insure the authority in
92 connection with the authority's exercise of its police power-based regulations; or

93 [(18)] **(19)** Condition or require the approval of an application based on
94 the applicant's agreement to permit any wireless facilities provided or operated,
95 in whole or in part, by an authority or by any entity in which an authority has
96 a competitive, economic, financial, governance, or other interest, to be placed at
97 or collocated with the applicant's wireless support structure.

67.5096. 1. Authorities may continue to exercise zoning, land use,
2 planning, and permitting authority within their territorial boundaries with
3 regard to the siting of new wireless support structures, subject to the provisions
4 of sections 67.5090 to 67.5103, including without limitation section 67.5094, and
5 subject to federal law.

6 2. Any applicant that proposes to construct a new wireless support
7 structure within the jurisdiction of any authority, planning or otherwise, that has
8 adopted planning and zoning regulations in accordance with sections 67.5090 to
9 67.5103 shall:

10 (1) Submit the necessary copies and attachments of the application to the
11 appropriate authority. Each application shall include a copy of a lease, letter of
12 authorization or other agreement from the property owner evidencing applicant's
13 right to pursue the application; and

14 (2) Comply with applicable local ordinances concerning land use and the
15 appropriate permitting processes.

16 3. Disclosure of records in the possession or custody of authority
17 personnel, including but not limited to documents and electronic data, shall be
18 subject to chapter 610.

19 4. The authority, within one hundred twenty calendar days of receiving
20 an application to construct a new wireless support structure or within such
21 additional time as may be mutually agreed to by an applicant and an authority,
22 shall:

23 (1) Review the application in light of its conformity with applicable local
24 zoning regulations. An application is deemed to be complete unless the authority
25 notifies the applicant in writing, within thirty calendar days of submission of the
26 application, of the specific deficiencies in the application which, if cured, would
27 make the application complete. Upon receipt of a timely written notice that an
28 application is deficient, an applicant may take thirty calendar days from receiving
29 such notice to cure the specific deficiencies. If the applicant cures the deficiencies
30 within thirty calendar days, the application shall be reviewed and processed
31 within one hundred twenty calendar days from the initial date the application

32 was received. If the applicant requires a period of time beyond thirty calendar
33 days to cure the specific deficiencies, the one hundred twenty calendar days'
34 deadline for review shall be extended by the same period of time;

35 (2) Make its final decision to approve or disapprove the application; and

36 (3) Advise the applicant in writing of its final decision.

37 5. If the authority fails to act on an application to construct a new
38 wireless support structure within the one hundred twenty calendar days' review
39 period specified under subsection 4 of this section or within such additional time
40 as may be mutually agreed to by an applicant and an authority, the application
41 shall be deemed approved.

42 6. A party aggrieved by the final action of an authority, either by its
43 affirmatively denying an application under the provisions of this section or by its
44 inaction, may bring an action for review in any court of competent jurisdiction
45 **within this state.**

67.5098. 1. Authorities may continue to exercise zoning, land use,
2 planning, and permitting authority within their territorial boundaries with
3 regard to applications for substantial modifications of wireless support structures,
4 subject to the provisions of sections 67.5090 to 67.5103, including without
5 limitation section 67.5094, and subject to federal law.

6 2. Any applicant that applies for a substantial modification of a wireless
7 support structure within the jurisdiction of any authority, planning or otherwise,
8 that has adopted planning and zoning regulations in accordance with sections
9 67.5090 to 67.5103 shall:

10 (1) Submit the necessary copies and attachments of the application to the
11 appropriate authority. Each application shall include a copy of a lease, letter of
12 authorization or other agreement from the property owner evidencing applicant's
13 right to pursue the application; and

14 (2) Comply with applicable local ordinances concerning land use and the
15 appropriate permitting processes.

16 3. Disclosure of records in the possession or custody of authority
17 personnel, including but not limited to documents and electronic data, shall be
18 subject to chapter 610.

19 4. The authority, within [ninety] **one hundred twenty** calendar days of
20 receiving an application for a substantial modification of wireless support
21 structures, shall:

22 (1) Review the application in light of its conformity with applicable local

23 zoning regulations. An application is deemed to be complete unless the authority
24 notifies the applicant in writing, within thirty calendar days of submission of the
25 application, of the specific deficiencies in the application which, if cured, would
26 make the application complete. Upon receipt of a timely written notice that an
27 application is deficient, an applicant may take thirty calendar days from receiving
28 such notice to cure the specific deficiencies. If the applicant cures the deficiencies
29 within thirty calendar days, the application shall be reviewed and processed
30 within ninety calendar days from the initial date the application was received. If
31 the applicant requires a period of time beyond thirty calendar days to cure the
32 specific deficiencies, the ninety calendar days' deadline for review shall be
33 extended by the same period of time;

34 (2) Make its final decision to approve or disapprove the application; and

35 (3) Advise the applicant in writing of its final decision.

36 5. If the authority fails to act on an application for a substantial
37 modification within the ninety calendar days' review period specified under
38 subsection 4 of this section, or within such additional time as may be mutually
39 agreed to by an applicant and an authority, the application for a substantial
40 modification shall be deemed approved.

41 6. A party aggrieved by the final action of an authority, either by its
42 affirmatively denying an application under the provisions of this section or by its
43 inaction, may bring an action for review in any court of competent jurisdiction
44 **within this state.**

67.5100. 1. Subject to the provisions of sections 67.5090 to 67.5103,
2 including section 67.5094, collocation applications and applications for
3 replacement of wireless facilities shall be reviewed for conformance with
4 applicable building permit requirements, National Electric Safety Codes, and
5 recognized industry standards for structural safety, capacity, reliability, and
6 engineering, but shall not otherwise be subject to zoning or land use
7 requirements, including design or placement requirements, or public hearing
8 review.

9 2. The authority, within forty-five calendar days of receiving a collocation
10 application or application for replacement of wireless facilities, shall:

11 (1) Review the collocation application or application to replace wireless
12 facilities in light of its conformity with applicable building permit requirements
13 and consistency with sections 67.5090 to 67.5103. A collocation application or
14 application to replace wireless facilities is deemed to be complete unless the

15 authority notifies the applicant in writing, within fifteen calendar days of
16 submission of the application, of the specific deficiencies in the application which,
17 if cured, would make the application complete. Each collocation application or
18 application to replace wireless facilities shall include a copy of a lease, letter of
19 authorization or other agreement from the property owner evidencing applicant's
20 right to pursue the application. Upon receipt of a timely written notice that a
21 collocation application or application to replace wireless facilities is deficient, an
22 applicant may take fifteen calendar days from receiving such notice to cure the
23 specific deficiencies. If the applicant cures the deficiencies within fifteen calendar
24 days, the application shall be reviewed and processed within forty-five calendar
25 days from the initial date the application was received. If the applicant requires
26 a period of time beyond fifteen calendar days to cure the specific deficiencies, the
27 forty-five calendar days' deadline for review shall be extended by the same period
28 of time;

29 (2) Make its final decision to approve or disapprove the collocation
30 application or application for replacement of wireless facilities; and

31 (3) Advise the applicant in writing of its final decision.

32 3. If the authority fails to act on a collocation application or application
33 to replace wireless facilities within the forty-five calendar days' review period
34 specified in subsection 2 of this section, the application shall be deemed approved.

35 4. The provisions of sections 67.5090 to 67.5103 shall not:

36 (1) Authorize an authority, except when acting solely in its capacity as a
37 utility, to mandate, require, or regulate the placement, modification, or collocation
38 of any new wireless facility on new, existing, or replacement poles owned or
39 operated by a utility;

40 (2) Expand the power of an authority to regulate any utility; or

41 (3) Restrict any utility's rights or authority, or negate any utility's
42 agreement, regarding requested access to, or the rates and terms applicable to
43 placement of any wireless facility on new, existing, or replacement poles,
44 structures, or existing structures owned or operated by a utility.

45 5. A party aggrieved by the final action of an authority, either by its
46 affirmatively denying an application under the provisions of this section or by its
47 inaction, may bring an action for review in any court of competent jurisdiction
48 **within this state.**

67.5102. In accordance with the policies of this state to further the
2 deployment of wireless communications infrastructure:

3 (1) An authority may not institute any moratorium on the permitting,
4 construction, or issuance of approval of new wireless support structures,
5 substantial modifications of wireless support structures, or collocations if such
6 moratorium exceeds six months in length and if the legislative act establishing
7 it fails to state reasonable grounds and good cause for such moratorium. No such
8 moratorium shall affect an already pending application;

9 (2) To encourage applicants to request construction of new wireless
10 support structures on public lands and to increase local revenues:

11 (a) An authority may not charge a wireless service provider or wireless
12 infrastructure provider any rental, license, or other fee to locate a wireless
13 **facility or wireless** support structure on an authority's property in excess of the
14 current market rates for rental or use of similarly situated property. If the
15 applicant and the authority do not agree on the applicable market rate for any
16 such public land and cannot agree on a process by which to derive the applicable
17 market rate for any such public land, then the market rate will be determined by
18 a [panel of three certified appraisers] **state-certified general real estate**
19 **appraiser** licensed under chapter 339[, using the following process. Each party
20 will appoint one certified appraiser to the panel, and the two certified appraisers
21 so appointed will appoint a third certified appraiser. Each appraiser will
22 independently appraise the appropriate lease rate, and the market rate shall be
23 set at the mid-point between the highest and lowest market rates among the
24 three independent appraisals, provided the mid-point between the highest and
25 lowest appraisals is greater than or less than ten percent of the appraisal of the
26 third appraiser chosen by the parties' appointed appraisers. In such case, the
27 third appraisal will determine the rate for the lease] **mutually agreed upon by**
28 **the parties at the applicant's cost.** The appraisal process shall be concluded
29 within ninety calendar days from the date the applicant first tenders its proposed
30 lease rate to the authority. [Each party will bear the cost of its own appointed
31 appraiser, and the parties shall share equally the cost of the third appraiser
32 chosen by the two appointed appraisers.] **In the event either party is**
33 **dissatisfied with the value determined by the appraiser, such party may**
34 **bring an action for review in any court of competent jurisdiction. The**
35 **court shall rule on any such petition for review in an expedited**
36 **manner.** Nothing in this paragraph shall bar an applicant and an authority
37 from agreeing to reasonable, periodic reviews and adjustments of current market
38 rates during the term of a lease or contract to use an authority's property; and

39 (b) An authority may not offer a lease or contract to use public lands to
40 locate a wireless support structure on an authority's property that is less than
41 fifteen years in duration unless the applicant agrees to accept a lease or contract
42 of less than fifteen years in duration;

43 (3) Nothing in subdivision (2) of this section is intended to limit an
44 authority's lawful exercise of zoning, land use, or planning and permitting
45 authority with respect to applications for new wireless support structures on an
46 authority's property under subsection 1 of section 67.5096.

67.5103. Notwithstanding any provision of sections 67.5090 to [67.5102]
2 **67.5103**, nothing herein shall provide any applicant the power of eminent domain
3 or the right to compel any private or public property owner, the department of
4 conservation, the department of natural resources, or the state highways and
5 transportation commission to:

6 (1) Lease or sell property for the construction of a new wireless support
7 structure; or

8 (2) Locate or cause the collocation or expansion of a wireless facility on
9 any existing structure or wireless support structure.

Bill ✓

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