

SECOND REGULAR SESSION

# SENATE BILL NO. 691

90TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR BLAND.

Pre-filed December 1, 1999, and 1,000 copies ordered printed.

2678S.011

TERRY L. SPIELER, Secretary.

## AN ACT

To amend chapter 441, RSMo, by adding thereto one new section relating to right of access by a landlord to a lessee's premises.

*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 section, to be known as section 441.236, to read as follows:

**441.236. 1. A landlord may enter the premises rented by a lessee only for a reasonable business purpose and after making a good faith effort to give the lessee reasonable notice under the circumstances of the intent to enter. A lessee may not waive and the landlord may not require the lessee to waive the lessee's right to prior notice of entry under this section as a condition of entering into or maintaining the lease.**

**2. If the landlord enters when the lessee is not present and prior notice has not been given, the landlord shall disclose the entry by placing a written disclosure of the entry in a conspicuous place in the premises.**

**3. If a landlord substantially violates subsection 1 of this section, the lessee is entitled to a penalty which may include a rent reduction up to a full rescission of the lease, recovery of any security deposit less any amount retained under section 535.300, RSMo, and up to one hundred dollars for each violation.**

**4. The provisions of this section are effective for oral and written leases entered in or renewed on or after January 1, 2001.**

✓