

FIRST REGULAR SESSION

SENATE BILL NO. 119

96TH GENERAL ASSEMBLY

INTRODUCED BY SENATOR SCHAEFER.

Read 1st time January 18, 2011, and ordered printed.

TERRY L. SPIELER, Secretary.

0730S.011

AN ACT

To amend chapter 442, RSMo, by adding thereto one new section relating to conservation easements.

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

Section A. Chapter 442, RSMo, is amended by adding thereto one new section, to be known as section 442.014, to read as follows:

442.014. 1. This act shall be known and may be cited as the "Private Landowner Protection Act".

2. As used in this section, unless the context otherwise requires, the following terms mean:

(1) "Conservation easement", a nonpossessory interest of a holder in real property imposing limitations or affirmative obligations the purposes of which include retaining or protecting natural, scenic, or open-space values of real property, assuring its availability for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the historical, architectural, archaeological, or cultural aspects of real property;

(2) "Holder", any of the following:

(a) A governmental body empowered to hold an interest in real property under the laws of this state or the United States;

(b) A charitable corporation, charitable association, or charitable trust, the purposes, powers, or intent of which include retaining or protecting the natural, scenic, or open-space values of real property, assuring the availability of real property for agricultural, forest, recreational, or open-space use, protecting natural resources, maintaining or enhancing air or water quality, or preserving the

22 historical, architectural, archaeological, or cultural aspects of real
23 property; or

24 (c) An individual or other private entity;

25 (3) "Third-party right of enforcement", a right provided in a
26 conservation easement to enforce any of its items granted to a
27 governmental body, charitable corporation, charitable association,
28 charitable trust, individual, or any other private entity which, although
29 eligible to be a holder, is not a holder.

30 3. (1) Except as otherwise provided in this section, a
31 conservation easement may be created, conveyed, recorded, assigned,
32 released, modified, terminated, or otherwise altered or affected in the
33 same manner as other easements. No right or duty in favor of or
34 against a holder and no right in favor of a person having a third-party
35 right of enforcement arises under a conservation easement before its
36 acceptance by the holder and a recordation of the acceptance. Except
37 as provided in subdivision (2) of this subsection, a conservation
38 easement is unlimited in duration unless the instrument creating it
39 provides otherwise.

40 (2) An interest in real property in existence at the time a
41 conservation easement is created is not impaired by it unless the owner
42 of the interest is a party to the conservation easement or consents to
43 it.

44 4. (1) An action affecting a conservation easement may be
45 brought by an owner of an interest in real property burdened by the
46 easement; a holder of the easement, a person having a third-party right
47 of enforcement; or a person authorized by other law.

48 (2) This section does not affect the power of a court to modify or
49 terminate a conservation easement in accordance with the principles
50 of law and equity.

51 5. A conservation easement is valid even though:

52 (1) It is not appurtenant to an interest in real property;

53 (2) It can be or has been assigned to another holder;

54 (3) It is not of a character that has been recognized traditionally
55 at common law;

56 (4) It imposes a negative burden;

57 (5) It imposes affirmative obligations upon the owner of an
58 interest in the burdened property or upon the holder;

59 (6) The benefit does not touch or concern real property; or

60 (7) There is no privity of estate or of contract.

61 6. This section applies to any interest created after its effective
62 date which complies with this section, whether designated as a
63 conservation easement or as a covenant, equitable servitude,
64 restriction, easement, or otherwise. This section applies to any interest
65 created before its effective date if it would have been enforceable had
66 it been created after its effective date unless retroactive application
67 contravenes the constitution or laws of this state or the United
68 States. This section does not invalidate any interest, whether
69 designated as a conservation or preservation easement or as a
70 covenant, equitable servitude, restriction, easement, or otherwise, that
71 is enforceable under other laws of this state.

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