

FIRST REGULAR SESSION  
[P E R F E C T E D]  
SENATE COMMITTEE SUBSTITUTE FOR  
**SENATE BILL NO. 203**  
**100TH GENERAL ASSEMBLY**

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Reported from the Committee on Progress and Development, March 28, 2019, with recommendation that the Senate Committee Substitute do pass.

Senate Committee Substitute for Senate Bill No. 203, adopted April 16, 2019.

Taken up for Perfection April 16, 2019. Bill declared Perfected and Ordered Printed, as amended.

ADRIANE D. CROUSE, Secretary.

1191S.06P

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**AN ACT**

To repeal sections 82.1025, 82.1027, 82.1028, 82.1029, 82.1030, and 82.1031, RSMo, and to enact in lieu thereof four new sections relating to property regulations in certain cities and counties.

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

Section A. Sections 82.1025, 82.1027, 82.1028, 82.1029, 82.1030, and 82.1031, RSMo, are repealed and four new sections enacted in lieu thereof, to be known as sections 82.1025, 82.1027, 82.1030, and 82.1031, to read as follows:

82.1025. 1. [This] Section [applies] **82.1025 and sections 82.1027 to 82.1030 apply** to a nuisance located within the boundaries of any county of the first classification with a charter form of government and a population greater than nine hundred thousand, in any county of the first classification with more than one hundred ninety-eight thousand but fewer than one hundred ninety-nine thousand two hundred inhabitants, in any county of the first classification with more than seventy-three thousand seven hundred but fewer than seventy-three thousand eight hundred inhabitants, in any county of the first classification with more than ninety-three thousand eight hundred but fewer than ninety-three thousand nine hundred inhabitants, in any home rule city with more than one hundred fifty-one thousand five hundred but fewer than one hundred fifty-one thousand six hundred inhabitants, in any city not within a county and in any city with at least three hundred fifty thousand inhabitants which is located in more than one county.

2. [A parcel of property is a nuisance, if such property adversely affects the

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

15 property values of a neighborhood or the property value of any property within the  
16 neighborhood because the owner of such property allows the property to be in a  
17 deteriorated condition, due to neglect or failure to reasonably maintain, violation of a  
18 county or municipal building code, standard, or ordinance, abandonment, failure to  
19 repair after a fire, flood or some other damage to the property or because the owner or  
20 resident of the property allows clutter on the property such as abandoned automobiles,  
21 appliances or similar objects.] Any property owner who owns property within one  
22 thousand two hundred feet of a parcel of property which is alleged to be a nuisance  
23 may bring a nuisance action **under this section** against the offending property owner  
24 for the amount of damage created by such nuisance to the value of the petitioner's  
25 property, including diminution in value of the petitioner's property, and court costs[,  
26 provided that the owner of the property which is alleged to be a nuisance has received  
27 notification of the alleged nuisance and has had a reasonable opportunity, not to  
28 exceed forty-five days, to correct the alleged nuisance. This section is not intended to  
29 abrogate, and shall not be construed as abrogating, any remedy available under the  
30 common law of private nuisance].

31 3. An action for injunctive relief to abate a nuisance [under this section] may  
32 be brought **under this section** by:

33 (1) Anyone who owns property within one thousand two hundred feet to a  
34 property which is alleged to be a nuisance; or

35 (2) A neighborhood organization, as defined in [subdivision (2) of] section  
36 82.1027, on behalf of any person or persons who own property within the boundaries  
37 of the neighborhood or neighborhoods described in the articles of incorporation or  
38 bylaws of the neighborhood organization and who could maintain a nuisance action  
39 under this section or under the common law of private nuisance, or on its own behalf  
40 with respect to a nuisance on property anywhere within the boundaries of the  
41 neighborhood or neighborhoods.

42 4. An action shall not be brought under this section until sixty days after the  
43 party who brings the action has sent written notice of intent to bring an action under  
44 this section by certified mail, return receipt requested, postage prepaid to:

45 (1) The tenant, if any, or to "occupant" if the identity of the tenant cannot be  
46 reasonably ascertained, at the property's address; and

47 (2) The property owner of record at the last known address of the property  
48 owner on file with the county or city, or, if the property owner is a corporation or other  
49 type of limited liability company, to the property owner's registered agent at the  
50 agent's address of record;

51 that a nuisance exists and that legal action may be taken against the owner of the  
52 property **if the nuisance is not eliminated within sixty days after the date on**  
53 **the written notice.** If the notice sent by certified mail is returned unclaimed or  
54 refused, designated by the post office to be undeliverable, or signed for by a person  
55 other than the addressee, then adequate and sufficient notice [may be given to the  
56 tenant, if any, and the property owner of record by sending a copy of the notice by  
57 regular mail to the address of the property owner or registered agent and] **shall be**  
58 **provided by** posting a copy of the notice on the property where the nuisance allegedly  
59 is occurring. A sworn affidavit by the person who mailed or posted the notice  
60 describing the date and manner that notice was given shall be [prima facie] **sufficient**  
61 **evidence [of the giving of such notice] to establish that the notice was given.** The  
62 notice shall specify:

- 63 (a) The act or condition that constitutes the nuisance;
- 64 (b) The date the nuisance was first discovered;
- 65 (c) The address of the property and location on the property where the act or  
66 condition that constitutes the nuisance is allegedly occurring or exists; and
- 67 (d) The relief sought in the action.

68 5. [When a neighborhood organization files a suit under this section, an officer  
69 of the neighborhood organization or its counsel shall certify to the court:

- 70 (1) From personal knowledge, that the neighborhood organization has taken  
71 the required steps to satisfy the notice requirements under this section; and
- 72 (2) Based on reasonable inquiry, that each condition precedent to the filing of  
73 the action under this section has been met.

74 6. A neighborhood organization may not bring an action under this section if,  
75 at the time of filing suit, the neighborhood organization or any of its directors own real  
76 estate, or have an interest in a trust or a corporation or other limited liability company  
77 that owns real estate, in the city or county in which the nuisance is located with  
78 respect to which real property taxes are delinquent or a notice of violation of a city code  
79 or ordinance has been issued and served and is outstanding.

80 7. This section is not intended to abrogate, and shall not be construed as  
81 abrogating, any remedy available under the common law of private nuisance.] **A copy**  
82 **of a notice of citation issued by the city or county that shows the date the**  
83 **citation was issued shall be prima facie evidence of whether and for how long**  
84 **a citation has been pending against the property or the property owner.**

85 6. A proceeding under this section shall:

- 86 (1) Be heard at the earliest practicable date; and

87           **(2) Be expedited in every way.**

88           **7. When a property owner or neighborhood organization brings an**  
89 **action under this section for injunctive relief to abate a nuisance, a prima**  
90 **facie case for injunctive relief shall be made upon proof that a nuisance**  
91 **exists on the property. Such an action shall not require proof that the party**  
92 **bringing the action has sustained damage or loss as a result of the nuisance.**

93           **8. With respect to an action under this section against the owner of**  
94 **commercial or industrial property, when a property owner or neighborhood**  
95 **organization bringing the action prevails in such action, such property**  
96 **owner or organization may be entitled to an award for its reasonable**  
97 **attorneys' fees and expenses, as ordered by the court, incurred in bringing**  
98 **and prosecuting the action, which award for attorneys' fees and expenses**  
99 **shall be entered as a judgment against the owner of the property on which**  
100 **the act or condition constituting the nuisance occurred or was located.**

          82.1027. As used in [sections 82.1027 to] **section 82.1025 and sections**  
2 **82.1027 to 82.1030**, the following terms mean:

3           (1) "Code or ordinance violation", a violation under the provisions of a  
4 municipal code or ordinance of any home rule city with more than four hundred  
5 thousand inhabitants and located in more than one county, or any city not within a  
6 county, which regulates fire prevention, animal control, noise control, property  
7 maintenance, building construction, health, safety, neighborhood detriment,  
8 sanitation, or nuisances;

9           (2) "Neighborhood organization", **either:**

10          **(a) A Missouri not-for-profit corporation that:**

11           **a. Is a bonafide community organization formed for the purpose of**  
12 **neighborhood preservation or improvement;**

13           **b. Whose articles of incorporation or bylaws specify that one of the purposes**  
14 **for which the corporation is organized is the preservation and protection of residential**  
15 **and community property values in all or part of a neighborhood or neighborhoods**  
16 **with geographic boundaries that conform to the boundaries of not more than two**  
17 **adjoining neighborhoods recognized by the planning division of the city or county in**  
18 **which the neighborhood or neighborhoods are located [provided that the corporation's**  
19 **articles of incorporation or bylaws provide that:**

20           (a) The corporation has members;

21           (b) Membership shall be open to all persons who own residential real estate  
22 or who reside in the neighborhood or neighborhoods described in the corporation's

23 articles of incorporation or bylaws subject to reasonable restrictions on membership  
24 to protect the integrity of the organization; however, membership may not be  
25 conditioned upon payment of monetary consideration in excess of twenty-five dollars  
26 per year; and

27 (c) Only members who own residential real estate or who reside in the  
28 neighborhood or neighborhoods described in the corporation's articles of incorporation  
29 or bylaws may elect directors or serve as a director] **in any home rule city with**  
30 **more than three hundred fifty thousand inhabitants and located in more**  
31 **than one county, or in any city not within a county; and**

32 c. Whose board of directors is comprised of individuals, at least half  
33 of whom maintain their principal residence in a neighborhood the  
34 organization serves as described in the organization's articles of  
35 incorporation or bylaws; or

36 (b) An organization recognized by the federal Internal Revenue  
37 Service as tax exempt under the provisions of Internal Revenue Code section  
38 501(c)(3), or the corresponding section of any future tax code, which has had  
39 a contract with any home rule city with more than three hundred fifty  
40 thousand inhabitants and located in more than one county, or in any city not  
41 within a county to furnish housing related services in that municipality or  
42 county at any point during the five-year period preceding the filing of the  
43 action, and is in compliance with or completed such contract;

44 (3) "Nuisance", [within the boundaries of the neighborhood or neighborhoods  
45 described in the articles of incorporation or bylaws of the neighborhood organization,  
46 an act or condition knowingly created, performed, maintained, or permitted to exist on  
47 private property that constitutes a code or ordinance violation and that significantly  
48 affects the other residents of the neighborhood; and] **an activity or condition**  
49 **created, performed, maintained, or permitted to exist on private property**  
50 **that constitutes a code or ordinance violation, whether or not the property**  
51 **has been cited by the city or county in which the property is located; or, if**  
52 **the property is in a deteriorated condition, due to neglect or failure to**  
53 **reasonably maintain, abandonment, failure to repair after a fire, flood, or**  
54 **some other deterioration of the property, or there is clutter on the property**  
55 **such as abandoned automobiles, appliances, or similar objects; or, with**  
56 **respect to commercial, industrial, and vacant property, if the activity or**  
57 **condition on the property encourages, promotes, or substantially contributes**  
58 **to unlawful activity within three hundred feet of the property; and the**

59 **activity or condition either:**

60 (a) Diminishes the value of the neighboring property; or

61 (b) Is injurious to the public health, safety, security, or welfare of neighboring  
62 residents or businesses; or

63 (c) Impairs the reasonable use or peaceful enjoyment of other property in the  
64 neighborhood.

82.1030. 1. Subject to subsection 2 of this section, [sections] **section 82.1025**  
2 **and sections** 82.1027 to [82.1029] **82.1030** shall not be construed as to abrogate any  
3 equitable or legal right or remedy otherwise available under the law to abate a  
4 nuisance.

5 2. [Sections] **Section 82.1025 and sections** 82.1027 to [82.1029] **82.1030**  
6 shall not be construed [as] to grant standing for an action challenging any zoning  
7 application or approval.

82.1031. No action shall be brought under section 82.1025 [or] **and** sections  
2 82.1027 to 82.1030 if the owner of the property that is the subject of the action is in  
3 good faith compliance with [any order] **all orders** issued by the department of natural  
4 resources, the United States Environmental Protection Agency, or the office of attorney  
5 general.

[82.1028. Sections 82.1027 to 82.1030 apply to a nuisance  
2 located within the boundaries of any city not within a county and any  
3 home rule city with more than four hundred thousand inhabitants and  
4 located in more than one county.]

[82.1029. 1. A neighborhood organization, on behalf of a  
2 person or persons who own real estate or reside within one thousand  
3 two hundred feet of a property on which there is a condition or activity  
4 constituting a code or ordinance violation in the neighborhood or  
5 neighborhoods described in the articles of incorporation or the bylaws  
6 of the neighborhood organization, or on its own behalf with respect to  
7 a code or ordinance violation on property anywhere within the  
8 boundaries of the neighborhood or neighborhoods, may seek injunctive  
9 and other equitable relief in the circuit court for abatement of a  
10 nuisance upon showing:

11 (1) The notice requirements of this section have been satisfied;  
12 and

13 (2) The nuisance exists and has not been abated.

14 2. An action under this section shall not be brought until:

(1) Sixty days after the neighborhood organization sends written notice by certified mail, return receipt requested, postage prepaid, to the appropriate municipal code enforcement agency of the neighborhood organization's intent to bring an action under this section, together with a copy of the notice the neighborhood organization sent or attempted to send to the property owner in compliance with subdivision (2) of subsection 2 of this section; and

(2) Sixty days after the neighborhood organization sends notice by first class prepaid postage certified mail, return receipt requested, to:

(a) The tenant, if any, or to "occupant" if the identity of the tenant cannot be reasonably ascertained, at the property's address; and

(b) The property owner of record at the last known address of the property owner on file with the county or city, or, if the property owner is a corporation or other type of limited liability company, to the property owner's registered agent at the registered agent's address of record;

that a nuisance exists and that legal action may be taken if the nuisance is not abated. If the notice sent by certified mail is returned unclaimed or refused, designated by the post office to be undeliverable, or signed for by a person other than the addressee, then adequate and sufficient notice may be given to the tenant, if any, and the property owner of record by sending a copy of the notice by regular mail to the address of the property owner or registered agent and posting a copy of notice on the property where the nuisance allegedly is occurring.

3. A sworn affidavit by the person who mailed or posted the notice describing the date and manner that notice was given shall be prima facie evidence of the giving of such notice.

4. The notice required by this section shall specify:

(1) The act or condition that constitutes the nuisance;

(2) The date the nuisance was first discovered;

(3) The address of the property and location on the property where the act or condition that constitutes the nuisance is allegedly occurring or exists; and

(4) The relief sought in the action.

5. In filing a suit under this section, an officer of the

51 neighborhood organization or its counsel shall certify to the court:

52 (1) From personal knowledge, that the neighborhood  
53 organization has taken the required steps to satisfy the notice  
54 requirements under this section; and

55 (2) Based on reasonable inquiry, that each condition precedent  
56 to the filing of the action under this section has been met.

57 6. An action may not be brought under this section based on an  
58 alleged violation of a particular code provision or ordinance if there is  
59 then pending against the property or the owner of the property a notice  
60 of violation with respect to such code provision or ordinance issued by  
61 an appropriate municipal code enforcement agency unless such notice  
62 of violation has been pending for more than forty-five days and the  
63 condition or activity that gave rise to the violation has not been  
64 abated. This subsection shall not preclude an action under this section  
65 where the appropriate municipal code enforcement agency has declined  
66 to issue a notice of violation against the property or the property owner.

67 7. A neighborhood organization may not bring an action under  
68 this section if, at the time of filing suit, the neighborhood organization  
69 or any of its directors own real estate, or have an interest in a trust or  
70 a corporation or other limited liability company that owns real estate,  
71 in the city or county in which the nuisance is located with respect to  
72 which real property taxes are delinquent or a notice of violation of a city  
73 code or ordinance has been issued and served and is outstanding.

74 8. A copy of the notice of citation issued by the city that shows  
75 the date the citation was issued shall be prima facie evidence of  
76 whether and for how long a citation has been pending against the  
77 property or the property owner.

78 9. A proceeding under this section shall:

79 (1) Be heard at the earliest practicable date; and

80 (2) Be expedited in every way.]

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