

SENATE AMENDMENT NO. _____

Offered by _____ Of _____

Amend SS/SCS/Senate Bill No. 1001, Page 1, Section A, Line 3,

2 by inserting after all of said line the following:

3 "140.010. 1. All real estate upon which the taxes
4 remain unpaid on the first day of January, annually, are
5 delinquent, and the county collector shall enforce the lien
6 of the state thereon, as required by this chapter. Any
7 failure to properly return the delinquent list, as required
8 by this chapter, in no way affects the validity of the
9 assessment and levy of taxes, nor of the foreclosure and
10 sale by which the collection of the taxes is enforced, nor
11 in any manner affects the lien of the state on the
12 delinquent real estate for the taxes unpaid thereon.

13 2. Alternatively, any county may, by adoption of a
14 resolution or order of the county commission of such county,
15 elect to operate under the provisions of sections 141.210 to
16 141.810 for any parcel [for which there is an unpaid tax
17 bill for a period of at least two years after the date on
18 which it became delinquent]. Any county electing to operate
19 as such shall be called a "partial opt-in county". No
20 county eligible to establish a land bank agency under
21 subsection 1 of section 140.981 shall elect to operate as a
22 partial opt-in county unless the county first elects to
23 establish a land bank agency as provided in subsection 1 of
24 section 140.981. In accordance with section 141.290, after
25 the adoption of such resolution or order by a county

26 commission, the collector of the county shall decide which
27 tax delinquent parcels shall proceed according to the
28 provisions of sections 141.210 to 141.810. Such parcels
29 shall be exempt from the provisions of sections 140.030 to
30 140.722. The collector shall remove such parcels from any
31 list of parcels advertised for first, second, third, or post-
32 third sales.

33 140.190. 1. On the day mentioned in the notice, the
34 county collector shall commence the sale of such lands, and
35 shall continue the same from day to day until each parcel
36 assessed or belonging to each person assessed shall be sold
37 as will pay the taxes, interest, and charges thereon, or
38 chargeable to such person in said county.

39 2. (1) The person or land bank agency offering at
40 said sale to pay the required sum for a tract shall be
41 considered the purchaser of such land; provided, no sale
42 shall be made to any person or designated agent who:

43 (a) Is currently delinquent on any tax payments on any
44 property, other than a delinquency on the property being
45 offered for sale, and who does not sign an affidavit stating
46 such at the time of sale. Failure to sign such affidavit as
47 well as signing a false affidavit may invalidate such sale;

48 (b) Is a member of the governing body of a land bank
49 agency;

50 (c) Is an employee of a land bank agency;

51 (d) Is an elected or appointed official of the
52 governing body, or an employee of such official, of the
53 political subdivision in which a land bank agency is
54 located; or

55 (e) Is related within the second degree of
56 consanguinity to a person described in paragraphs (b) to (d)
57 of this subdivision.

58 (2) No bid shall be received from any person not a
59 resident of the state of Missouri or a foreign corporation
60 or entity all deemed nonresidents. A nonresident shall file
61 with said collector an agreement in writing consenting to
62 the jurisdiction of the circuit court of the county in which
63 such sale shall be made, and also filing with such collector
64 an appointment of some citizen of said county as agent of
65 said nonresident, and consenting that service of process on
66 such agent shall give such court jurisdiction to try and
67 determine any suit growing out of or connected with such
68 sale for taxes. After the delinquent auction sale, any
69 certificate of purchase shall be issued to the agent. After
70 meeting the requirements of section 140.405, the property
71 shall be conveyed to the agent on behalf of the nonresident,
72 and the agent shall thereafter convey the property to the
73 nonresident. A collector may preclude a prospective bidder
74 from participating in a sale for failure to comply with any
75 of the provisions of this section.

76 3. All such written consents to jurisdiction and
77 selective appointments shall be preserved by the county
78 collector and shall be binding upon any person or
79 corporation claiming under the person consenting to
80 jurisdiction and making the appointment herein referred to;
81 provided further, that in the event of the death, disability
82 or refusal to act of the person appointed as agent of said
83 nonresident the county clerk shall become the appointee as
84 agent of said nonresident.

85 4. No person residing in any home rule city with more
86 than seventy-one thousand but fewer than seventy-nine
87 thousand inhabitants shall be eligible to offer to purchase
88 lands under this section unless such person has, no later
89 than ten days before the sale date, demonstrated to the
90 satisfaction of the official charged by law with conducting

91 the sale that the person is not the owner of any parcel of
92 real property that has two or more violations of the
93 municipality's building or housing codes. A prospective
94 bidder may make such a demonstration by presenting
95 statements from the appropriate collection and code
96 enforcement officials of the municipality. This subsection
97 shall not apply to any taxing authority or land bank agency,
98 and entities shall be eligible to bid at any sale conducted
99 under this section without making such a demonstration.

100 140.250. 1. Whenever any lands have been or shall
101 hereafter be offered for sale for delinquent taxes,
102 interest, penalty, and costs by the collector of the proper
103 county for any two successive years and no person shall have
104 bid therefor a sum equal to the delinquent taxes thereon,
105 interest, penalty and costs provided by law, then such
106 county collector shall at the next regular tax sale of lands
107 for delinquent taxes sell same to the highest bidder, except
108 the highest bid shall not be less than the sum equal to the
109 delinquent taxes, interest, penalties, and costs, and there
110 shall be a ninety-day period of redemption from such sales
111 as specified in section 140.405.

112 2. A certificate of purchase shall be issued as to
113 such sales, and the purchaser at such sales shall be
114 entitled to the issuance and delivery of a collector's deed
115 upon completion of title search action as specified in
116 section 140.405.

117 3. If any lands or lots are not sold at such third
118 offering, then the collector shall advertise or offer such
119 lands or lots for sale once every thirty days.

120 4. A purchaser at any sale subsequent to the third
121 offering of any land or lots, whether by the collector or a
122 trustee as provided in section 140.260, shall be entitled to
123 the immediate issuance and delivery of a collector's deed

124 and there shall be no period of redemption from such post-
125 third year sales; provided, however, before any purchaser at
126 a sale to which this section is applicable shall be entitled
127 to a collector's deed it shall be the duty of the collector
128 to demand, and the purchaser to pay, in addition to the
129 purchaser's bid, all taxes due and unpaid on such lands or
130 lots that become due and payable on such lands or lots
131 subsequent to the date of the taxes included in such
132 advertisement and sale. The collector's deed or trustee's
133 deed shall have priority over all other liens or
134 encumbrances on the property sold except for real property
135 taxes.

136 5. A purchaser at any sale subsequent to the third
137 offering of any land or lots, whether by the collector or a
138 trustee as provided in section 140.260, may elect to proceed
139 under subsection 1 of this section and subsection 6 of
140 section 140.405 by giving notice to the collector prior to
141 the issuance of a collector's deed.

142 6. In the event the real purchaser at any sale to
143 which this section is applicable shall be the owner of the
144 lands or lots purchased, or shall be obligated to pay the
145 taxes for the nonpayment of which such lands or lots were
146 sold, then no collector's deed shall be issued to such
147 purchaser, or to anyone acting for or on behalf of such
148 purchaser, without payment to the collector of such
149 additional amount as will discharge in full all delinquent
150 taxes, penalty, interest and costs.

151 140.420. If no person shall redeem the lands sold for
152 taxes prior to the expiration of the right to redeem, at the
153 expiration thereof, and on production of the certificate of
154 purchase and upon proof satisfactory to the collector that a
155 purchaser or the purchaser's heirs, successors, or assigns
156 are authorized to acquire the deed:

157 (1) The collector of the county in which the sale of
158 such lands took place shall execute to the purchaser or the
159 purchaser's heirs or assigns, in the name of the state, a
160 conveyance of the real estate so sold, which shall vest in
161 the grantee an absolute estate in fee simple, subject,
162 however, to all claims thereon for unpaid taxes except such
163 unpaid taxes, existing at time of the purchase of said lands
164 and the lien for which taxes was inferior to the lien for
165 taxes for which said tract or lot of land was sold; and

166 (2) The state of Missouri or any person, taxing
167 authority, tax district, judgment creditor, or lienholder
168 that had a right, title, interest, claim, or equity of
169 redemption on or to the lands or that had a lien upon the
170 lands shall be barred and forever foreclosed of such
171 unclaimed right, title, interest, claim, or equity of
172 redemption in or to the lands and of any lien upon the lands.

173 140.980. 1. Sections 140.980 to 140.1015 shall be
174 known [and may be cited] as the "Chapter 140 Land Bank Act".

175 2. As used in sections 140.980 to 140.1015, the
176 following terms mean:

177 (1) "Land bank agency", an agency established by a
178 county or municipality under the authority of section
179 140.981;

180 (2) "Land taxes", taxes on real property or real
181 estate, including the taxes both on the land and the
182 improvements thereon;

183 (3) "Municipality", any incorporated city, town, or
184 village in this state;

185 (4) "Political subdivision", any county, city, town,
186 village, school district, library district, or any other
187 public subdivision or public corporation that has the power
188 to tax;

189 (5) "Reserve period taxes", land taxes assessed
190 against any parcel of real estate sold or otherwise disposed
191 of by a land bank agency for the first three tax years
192 following such sale or disposition;

193 (6) "Tax bill", real estate taxes and the lien
194 thereof, whether general or special, levied and assessed by
195 any taxing authority;

196 (7) "Taxing authority", any governmental, managing,
197 administering, or other lawful authority, now or hereafter
198 empowered by law to issue tax bills.

199 140.981. 1. Any county with more than one million
200 inhabitants may establish a land bank agency for the
201 management, sale, transfer, and other disposition of
202 interests in real estate owned by such land bank agency.
203 Any such county may establish a land bank agency by
204 ordinance, resolution, or rule, as applicable. Such
205 ordinance, resolution, or rule shall specify the name of the
206 land bank agency. No county in which a land bank agency has
207 been established under the provisions of sections 141.980 to
208 141.1015 shall elect to establish a land bank agency under
209 this section.

210 2. Any municipality with more than one thousand five
211 hundred inhabitants not located within a county with more
212 than one million inhabitants may establish a land bank
213 agency for the management, sale, transfer, and other
214 disposition of interests in real estate owned by such land
215 bank agency. A municipality may establish a land bank
216 agency by ordinance, resolution, or rule, as applicable.

217 3. A land bank agency shall not own any interest in
218 real estate located wholly or partially outside the [city]
219 municipality or county that established the land bank.

220 4. A land bank agency shall be established for the
221 purpose of returning land, including land that is in a non-

222 revenue-generating, non-tax-producing status, to use in
223 private ownership, or for public use.

224 5. A land bank agency created under the chapter 140
225 land bank act shall be a public body corporate and politic
226 and shall have permanent and perpetual duration until
227 terminated and dissolved in accordance with the provisions
228 of section 140.1012.

229 140.982. 1. If a county establishes a land bank
230 agency under subsection 1 of section 140.981, the members of
231 the first board of directors of a land bank agency shall be
232 appointed within ninety days after the effective date of the
233 ordinance, resolution, or rule passed establishing such land
234 bank agency. [If any appointing authority fails to make any
235 appointment of a board member within the time the first
236 appointments are required, the appointment shall be made by
237 the county council. The following requirements shall apply
238 to the board of directors:

239 (1) The board of directors shall consist of seven
240 members:

241 (a) Two of whom shall be appointed by the county
242 executive, one of whom shall have professional expertise
243 relevant to the land bank agency;

244 (b) One of whom shall be appointed by the member of
245 the county council representing the district with the
246 highest number of tax delinquent parcels. Such board member
247 shall maintain a primary residence within such district;

248 (c) One of whom shall be appointed by the member of
249 the county council representing the district with the second
250 highest number of tax delinquent parcels. Such board member
251 shall maintain a primary residence within such district;

252 (d) One of whom shall be appointed by consensus of the
253 county executive and the president of the municipal league
254 of the county; and

255 (e) Two of whom shall be resident representatives.
256 Resident representatives shall be appointed by a majority
257 vote of the other board members, and each resident
258 representative shall maintain a primary residence within one
259 of the twenty municipalities containing the highest
260 percentage of tax delinquent parcels;] The county council
261 may, as part of such ordinance, resolution, or rule, provide
262 for the qualifications for members of the board of
263 directors. The board of directors of the land bank agency
264 shall consist of seven members appointed by the county
265 executive pursuant to the authority vested in that office by
266 the county charter. The following requirements shall apply
267 to the board of directors:

268 [(2)] (1) The term of office of a member shall be four
269 years. Each member's primary residence shall be in the
270 county that has established the land bank agency. Each
271 member serves at the pleasure of the member's appointing
272 authority, may be an employee of the appointing authority,
273 and shall serve without compensation;

274 [(3)] (2) No public officer shall be eligible to serve
275 as a board member. For purposes of this subdivision,
276 "public officer" means a person who is holding an elected
277 public office. Any public employee shall be eligible to
278 serve as a board member;

279 [(4)] (3) The members of the board shall select
280 annually from among themselves a chair, a vice chair, a
281 treasurer, and such other officers as the board may
282 determine and shall establish the officers' duties, as may
283 be regulated by rules adopted by the board;

284 [(5)] (4) The board shall establish rules and
285 requirements relative to the attendance and participation of
286 members in its meetings, regular or special. Such rules and
287 regulations may prescribe a procedure whereby, if any member

288 fails to comply with such rules and regulations, such member
289 may be disqualified and removed automatically from office by
290 no less than a majority vote of the remaining members of the
291 board, and that member's position shall be vacant as of the
292 first day of the next calendar month. Any person removed
293 under the provisions of this subdivision shall be ineligible
294 for reappointment to the board unless such reappointment is
295 confirmed unanimously by the board;

296 [(6)] (5) A vacancy on the board shall be filled in
297 the same manner as the original appointment[. If any
298 appointing authority fails to make any appointment of a
299 board member within sixty days after any term expires, the
300 appointment shall be made by the county council] within
301 sixty days and shall be done in compliance with the county
302 charter;

303 [(7)] (6) Board members shall serve without
304 compensation. The board may reimburse any member for
305 expenses actually incurred in the performance of duties on
306 behalf of the land bank agency;

307 [(8)] (7) The board shall have the power to organize
308 and reorganize the executive, administrative, clerical, and
309 other departments of the land bank agency and to fix the
310 duties, powers, and compensation of all employees, agents,
311 and consultants of the land bank agency;

312 [(9)] (8) The board shall meet in regular session
313 according to a schedule adopted by the board and also shall
314 meet in special session as convened by the chair or upon
315 written notice signed by a majority of the members. The
316 presence of a majority of total membership, excluding
317 vacancies, shall constitute a quorum;

318 [(10)] (9) All actions of the board shall be approved
319 by the affirmative vote of a majority of the members of that
320 board present and voting. However, no action of the board

321 shall be authorized on the following matters unless approved
322 by a majority of the total board membership:

323 (a) Adoption, amendment, or repeal of bylaws and other
324 rules and regulations for conduct of the land bank agency's
325 business;

326 (b) Hiring or firing of any employee or contractor of
327 the land bank agency. This function may, by majority vote,
328 be delegated by the board to a specified officer or
329 committee of the land bank agency under such terms and
330 conditions and to the extent that the board may specify;

331 (c) Adoption or amendment of the annual budget; and

332 (d) Sale, encumbrance, or alienation of real property,
333 improvements, or personal property;

334 ~~[(11)]~~ (10) The governing body of the county
335 establishing a land bank agency may incur debt, including,
336 without limitation, borrowing moneys and issuing bonds,
337 notes, or other obligations to provide funding for the land
338 bank agency;

339 ~~[(12)]~~ (11) Members of a board shall not be liable
340 personally on the bonds or other obligations of the land
341 bank agency, and the rights of creditors shall be solely
342 against such land bank agency; and

343 ~~[(13)]~~ (12) Vote by proxy shall not be permitted. Any
344 member may request a recorded vote on any resolution or
345 action of the land bank agency.

346 2. If a municipality establishes a land bank agency
347 under subsection 1 of section 140.981, the ordinance,
348 resolution, or rule, as applicable, may specify the
349 following:

350 (1) The name of the land bank agency;

351 (2) The number of members of the board of directors,
352 which shall consist of an odd number of members and shall be
353 no fewer than five members nor more than eleven members;

354 (3) The initial individuals to serve as members of the
355 board of directors and the length of terms for which the
356 members are to serve; and

357 (4) The qualifications, manner of selection or
358 appointment, and terms of office of members of the board.

359 3. A land bank agency may employ a secretary, an
360 executive director, its own counsel and legal staff,
361 technical experts, and other agents and employees, permanent
362 or temporary, as it may require and may determine the
363 qualifications and fix the compensation and benefits of such
364 persons. A land bank agency may also enter into contracts
365 and agreements with political subdivisions for staffing
366 services to be provided to the land bank agency by political
367 subdivisions or agencies or departments thereof, or for a
368 land bank agency to provide such staffing services to
369 political subdivisions or agencies or departments thereof.

370 140.983. A land bank agency established under the
371 chapter 140 land bank act shall have all powers necessary or
372 appropriate to carry out and effectuate the purposes and
373 provisions of the chapter 140 land bank act, including the
374 following powers in addition to those herein otherwise
375 granted:

376 (1) To adopt, amend, and repeal bylaws for the
377 regulation of its affairs and the conduct of its business;

378 (2) To sue and be sued, in its own name, and plead and
379 be impleaded in all civil actions including, but not limited
380 to, actions to clear title to property of the land bank
381 agency;

382 (3) To adopt a seal and to alter the same at pleasure;

383 (4) To borrow from the political subdivision
384 establishing the land bank agency, as may be necessary for
385 the operation and work of the land bank agency;

386 (5) To procure insurance or guarantees from political
387 subdivisions, the state, the federal government, or any
388 other public or private sources of the payment of any bond,
389 note, loan, or other obligation, or portion thereof,
390 incurred by the land bank agency and to pay any fees or
391 premiums in connection therewith;

392 (6) To enter into contracts and other instruments
393 necessary, incidental, or convenient to the performance of
394 its duties and the exercise of its powers including, but not
395 limited to, agreements with other land bank agencies and
396 with political subdivisions for the joint exercise of powers
397 under this chapter;

398 (7) To enter into contracts and other instruments
399 necessary, incidental, or convenient to:

400 (a) The performance of functions by the land bank
401 agency on behalf of political subdivisions, or agencies or
402 departments thereof; or

403 (b) The performance by political subdivisions, or
404 agencies or departments thereof, of functions on behalf of
405 the land bank agency;

406 (8) To make and execute contracts and other
407 instruments necessary or convenient to the exercise of the
408 powers of the land bank agency;

409 (9) To procure insurance against losses in connection
410 with the property, assets, or activities of the land bank
411 agency;

412 (10) To invest the **[moneys]** money of the land bank
413 agency in the same manner as moneys are invested by the
414 state treasurer, including amounts deposited in reserve or
415 sinking funds, at the discretion of the land bank agency in
416 obligations or property determined proper by the land bank
417 agency and to name and use depositories for its moneys;

418 (11) To enter into contracts for the management of or
419 the sale of the property of the land bank agency;

420 (12) To design, develop for public use, construct,
421 demolish, reconstruct, rehabilitate, renovate, relocate,
422 equip, furnish, and otherwise improve real property or
423 rights or interests in real property held by the land bank
424 agency;

425 (13) To acquire property, whether by purchase,
426 exchange, gift, lease, or otherwise, except not property not
427 wholly located in the county or municipality that
428 established the land bank agency; to grant or acquire
429 licenses and easements; and to sell, grant an option with
430 respect to, or otherwise dispose of, any property of the
431 land bank agency;

432 (14) To enter into partnerships, joint ventures, and
433 other collaborative relationships with political
434 subdivisions and other public and private entities for the
435 management, development, and disposition of real property,
436 except not for property not wholly located in the county or
437 municipality that established the land bank agency; and

438 (15) Subject to the other provisions of this chapter
439 and all other applicable laws, to do all other things
440 necessary or convenient to achieve the objectives and
441 purposes of the land bank agency or other laws that relate
442 to the purposes and responsibility of the land bank agency.

443 140.984. 1. The income of a land bank agency shall be
444 exempt from all taxation by the state and by any of its
445 political subdivisions. Upon acquiring title to any real
446 estate, a land bank agency shall immediately notify the
447 county assessor and the county collector of such ownership;
448 all taxes, special taxes, fines, and fees on such real
449 estate shall be deemed satisfied by transfer to the land
450 bank agency; and such property shall be exempt from all

451 taxation during the land bank agency's ownership thereof, in
452 the same manner and to the same extent as any other publicly
453 owned real estate. Upon the sale or other disposition of
454 any real estate held by it, the land bank agency shall
455 immediately notify the county assessor and the county
456 collector of such change of ownership. However, that such
457 tax exemption for improved and occupied real property held
458 by the land bank agency as a lessor pursuant to a ground
459 lease shall terminate upon the first occupancy[, and]_. The
460 land bank agency shall immediately notify the county
461 assessor and the county collector of such occupancy.

462 2. A land bank agency may acquire real property by
463 gift, devise, transfer, exchange, foreclosure, purchase, or
464 pursuant to sections 141.560 to 141.580 or section 141.819,
465 except a land bank agency shall not acquire property located
466 partially or wholly outside the boundaries of the county or
467 municipality that established such land bank agency.

468 3. A land bank agency may acquire property by purchase
469 contracts, lease purchase agreements, installment sales
470 contracts, and land contracts and may accept transfers from
471 political subdivisions upon such terms and conditions as
472 agreed to by the land bank agency and the political
473 subdivision. A land bank agency may bid on any parcel of
474 real estate offered for sale, offered at a foreclosure sale
475 under sections 140.220 to 140.250, offered at a sale
476 conducted under section 140.190, 140.240, or 140.250, or
477 offered at a foreclosure sale under section 141.550.
478 Notwithstanding any other law to the contrary, any political
479 subdivision may transfer to the land bank agency real
480 property and interests in real property of the political
481 subdivision on such terms and conditions and according to
482 such procedures as determined by the political subdivision.

483 4. A land bank agency shall maintain all of its real
484 property in accordance with the laws and ordinances of the
485 jurisdictions in which the real property is located.

486 5. Upon issuance of a deed to a parcel of real estate
487 to a land bank agency under subsection 4 of section 140.250,
488 subsection 5 of section 140.405, other sale conducted under
489 section 140.190, 140.240, or 140.250, or section 141.550,
490 the land bank agency shall pay only the amount of the land
491 bank agency's bid that exceeds the amount of all tax bills
492 included in the judgment, interest, penalties, attorney's
493 fees, taxes, and costs then due thereon. If the real estate
494 is acquired in a delinquent land tax auction under
495 subsection 4 of section 140.250, subsection 5 of section
496 140.405, or other sale conducted under section 140.190,
497 140.240, or 140.250, such excess shall be applied and
498 distributed in accordance with section 140.230. If the real
499 estate is acquired in a delinquent land tax auction under
500 section 141.550, such excess shall be applied and
501 distributed in accordance with subsections 3 and 4 of
502 section 141.580, exclusive of subdivision (3) of subsection
503 3 of section 141.580. Upon issuance of a deed, the county
504 collector shall mark the tax bills included in the judgment
505 as "cancelled by sale to the land bank" and shall take
506 credit for the full amount of such tax bills, including
507 principal amount, interest, penalties, attorney's fees, and
508 costs, on the county collector's books and in the county
509 collector's statements with any other taxing authorities.

510 6. A land bank shall not own real property unless the
511 property is wholly located within the boundaries of the
512 county or municipality that established the land bank agency.

513 7. Within one year of the effective date of the
514 ordinance, resolution, or rule passed establishing a
515 municipal land bank agency under subsection 2 of section

516 140.981, the title to any real property that is located
517 wholly within the municipality that created the land bank
518 agency and that is held by a land trust created under
519 subsection 1 of section 141.819 shall be transferred by deed
520 from the land trust to such land bank agency, at the land
521 bank agency's request.

522 140.985. 1. A land bank agency shall hold in its own
523 name all real property acquired by such land bank agency,
524 irrespective of the identity of the transferor of such
525 property.

526 2. A land bank agency shall maintain and make
527 available for public review and inspection an inventory and
528 history of all real property the land bank agency holds or
529 formerly held. This inventory and history shall be
530 available on the land bank agency's website and include at a
531 minimum:

- 532 (1) Whether a parcel is available for sale;
533 (2) The address of the parcel if an address has been
534 assigned;
535 (3) The parcel number if no address has been assigned;
536 (4) The month and year that a parcel entered the land
537 bank agency's inventory;
538 (5) Whether a parcel has sold;
539 (6) If a parcel has sold, the name of the person or
540 entity to which it was sold; and
541 (7) Whether the parcel was acquired by the land bank
542 agency through judicial foreclosure, nonjudicial
543 foreclosure, donation, or some other manner.

544 3. The land bank agency shall determine and set forth
545 in policies and procedures the general terms and conditions
546 for consideration to be received by the land bank agency for
547 the transfer of real property and interests in real
548 property. Consideration may take the form of monetary

549 payments and secured financial obligations, covenants, and
550 conditions related to the present and future use of the
551 property; contractual commitments of the transferee; and
552 such other forms of consideration as the land bank agency
553 determines to be in the best interest of the land bank
554 agency.

555 4. A land bank agency may convey, exchange, sell,
556 transfer, grant, release and demise, pledge, and hypothecate
557 any and all interests in, upon, or to property of the land
558 bank agency. A land bank agency may gift any interest in,
559 upon, or to property to the county or municipality that
560 established the land bank agency.

561 5. A county or municipality may, in its resolution,
562 ordinance, or rule creating a land bank agency, establish a
563 hierarchical ranking of priorities for the use of real
564 property conveyed by such land bank agency, including, but
565 not limited to:

- 566 (1) Use for purely public spaces and places;
567 (2) Use as wildlife conservation areas;
568 (3) Use as a green field area; and
569 (4) To return to private use.

570 If a county or municipality, in its resolution,
571 ordinance, or rule creating a land bank agency, establishes
572 priorities for the use of real property conveyed by the land
573 bank agency, such priorities shall be consistent with and no
574 more restrictive than municipal planning and zoning
575 ordinances.

576 6. The land bank agency may delegate to officers and
577 employees the authority to enter into and execute
578 agreements, instruments of conveyance, and all other related
579 documents pertaining to the conveyance of property by the
580 land bank agency.

581 7. Any property sold by a land bank agency that was
582 acquired through purchase, transfer, exchange, or gift shall
583 be sold.

584 8. When any parcel of real estate acquired by a land
585 bank agency is sold or otherwise disposed of by such land
586 bank agency, the proceeds therefrom shall be applied and
587 distributed in the following order:

588 (1) To the payment of the expenses of the sale;

589 (2) To fulfill the requirements of the resolution,
590 indenture, or other financing documents adopted or entered
591 into in connection with bonds, notes, or other obligations
592 of the land bank agency, to the extent that such
593 requirements may apply with respect to such parcel of real
594 estate;

595 (3) To the land bank agency to pay the salaries and
596 other expenses of such land bank agency and of its employees
597 as provided for in its annual budget; and

598 (4) Any funds in excess of those necessary to meet the
599 expenses of the annual budget of the land bank agency in any
600 fiscal year and a reasonable sum to carry over into the next
601 fiscal year to assure that sufficient funds will be
602 available to meet initial expenses for that next fiscal year
603 shall be paid to the respective taxing authorities that, at
604 the time of the distribution, are taxing the real property
605 from which the proceeds are being distributed. The
606 distributions shall be in proportion to the amounts of the
607 taxes levied on the properties by the taxing authorities.
608 Distribution shall be made on January first and July first
609 of each year, and at such other times as the land bank
610 agency may determine.

611 140.986. 1. No later than five years from the date it
612 acquired the property, a land bank agency shall either sell,
613 put to a productive use, or show significant progress

614 towards selling or putting the property to a productive use
615 [a parcel of real property]. A productive use may be
616 demolishing all structures of the property or using the
617 property for a community garden, park, or other open public
618 space. No later than eight years from the date it acquired
619 the property, a land bank agency shall sell, clear, or put
620 such property to public use.

621 2. The governing body of the county or municipality
622 may grant the land bank agency a one-year extension if the
623 body determines by a majority vote that unforeseen
624 circumstances have delayed the sale or productive use of a
625 parcel of property.

626 3. If a land bank agency owns a parcel of real
627 property that does not have a productive use after five
628 years, or does not receive an extension under subsection 2
629 of this section, the property shall be offered for public
630 sale using the procedures under sections 140.170 to 140.190.

631 140.987. 1. A land bank agency shall require that any
632 buyer demonstrate that the buyer is not the owner of any
633 parcel of real estate within the county or municipality that
634 created the land bank agency for which a tax bill has been
635 delinquent for more than one year or is in violation of any
636 municipal building or housing code[, and is not the original
637 owner or relative of such owner within the second degree of
638 consanguinity of the parcel sold, transferred, exchanged, or
639 gifted to the land bank agency].

640 2. No foreign or domestic corporation or limited
641 liability company that has failed to appoint or maintain a
642 registered agent under chapter 347 or 351 shall be eligible
643 to buy property from the land bank agency. No foreign
644 corporate entity shall be eligible to buy property from the
645 land bank agency unless it has a certificate of authority to
646 transact business in Missouri under section 351.572.

647 3. As a condition of the sale or other authorized
648 conveyance of ownership of any parcel of land owned by the
649 land bank agency to a private owner, such owner may be
650 required to enter into a contract, which may be secured by a
651 deed of trust in favor of the land bank agency, stipulating
652 that such owner or the owner's successor agrees that such
653 owner or the owner's successor make certain improvements to
654 the parcel. If the land bank agency finds by resolution
655 that the terms of the contract have not been satisfied, the
656 land bank agency shall be authorized to bring suit to
657 recover damages for the breach and to seek a judicial
658 foreclosure of the parcel under sections 443.190 to 443.260,
659 except that upon final judgment of the court, title shall
660 revert to the land bank agency without necessity of sale.
661 As an alternative to, or in addition to, seeking a judicial
662 foreclosure, the land bank agency may, only by gift, assign
663 or convey its right to foreclose under sections 443.190 to
664 443.260 to any 501(c)(3) tax-exempt nonprofit organization
665 or exercise the right of reentry under chapter 524, 527, or
666 534. The land bank agency or its assignee shall assume
667 title to the land by filing a copy of the judgment with the
668 recorder of deeds in the county where the property is
669 located. Any property redeemed by the land bank agency
670 under the provisions of this section shall be administered
671 in the same manner as other property sold to the land bank
672 agency.

673 140.988. 1. (1) A land bank agency may receive
674 funding through grants and gifts from political
675 subdivisions, the state, the federal government, and other
676 public and private sources.

677 (2) A land bank agency may receive funding through
678 gifts from any source, provided that the land bank agency
679 shall not sell or otherwise transfer by any means any real

680 property held by the land bank agency to the entity from
681 which the land bank agency received a gift [pursuant to this
682 subdivision].

683 2. Except as otherwise provided in subsection 7 of
684 section 140.985, a land bank agency may receive and retain
685 payments for services rendered, for consideration for
686 disposition of real and personal property, for proceeds of
687 insurance coverage for losses incurred, for income from
688 investments, and for any other asset and activity lawfully
689 permitted to a land bank agency under the chapter 140 land
690 bank act.

691 3. If a land bank agency sells or otherwise disposes
692 of a parcel of real estate held by it, any land taxes
693 assessed against such parcel for the three tax years
694 following such sale or disposition by such land bank agency
695 that are collected by the county collector in a calendar
696 year and not refunded, less the fees provided under section
697 52.260 and subsection 4 of this section and less the amounts
698 to be deducted under section 137.720, shall be distributed
699 by the county collector to such land bank agency no later
700 than March first of the following calendar year, provided
701 that land taxes impounded under section 139.031 or otherwise
702 paid under protest shall not be subject to distribution
703 under this subsection. Any amount required to be
704 distributed to a land bank agency under this subsection
705 shall be subject to offset for amounts previously
706 distributed to such land bank agency that were assessed,
707 collected, or distributed in error.

708 4. In addition to any other provisions of law related
709 to collection fees, the county collector shall collect on
710 behalf of the county a fee of four percent of reserve period
711 taxes collected and such fees collected shall be deposited
712 in the county general fund.

713 5. If a county has established a land bank agency
714 under subsection 1 of section 140.981, the collector may
715 collect on behalf of the county a fee for the collection of
716 delinquent and back taxes of up to five percent on all sums
717 collected to be added to the face of the tax bill and
718 collected from the party paying the tax. All fees collected
719 under the provisions of this subsection shall be paid to the
720 land bank agency established under subsection 1 of section
721 140.981.

722 140.991. 1. There shall be an annual audit of the
723 affairs, accounts, expenses, and financial transactions of a
724 land bank agency by a certified public accountant before
725 April thirtieth of each year, which accountant shall be
726 employed by the land bank agency on or before March first of
727 each year. Certified copies of the audit shall be furnished
728 to the county or municipality that established the land bank
729 agency, and the county or municipality shall post the audit
730 on its [public] website. Copies of the audit shall also be
731 available for public inspection at the office of the land
732 bank agency.

733 2. The land bank agency may be performance audited at
734 any time by the state auditor or by the auditor of the
735 county or municipality that established the land bank
736 agency. The land bank agency shall make copies of such
737 audit available to the public and shall post a copy of the
738 audit on the land bank agency's website within thirty days
739 of the completion of the audit.

740 140.994. 1. A land bank agency shall have power to
741 receive funds from bonds issued by the county or
742 municipality that created the land bank agency, for any of
743 its [corporate] purposes. The bonds shall be special,
744 limited obligations of the county or municipality that
745 created the land bank agency, the principal of and interest

746 on which shall be payable solely from the income and revenue
747 derived from the sale, or other disposition of the assets of
748 the land bank agency, or such portion thereof as may be
749 designated in the resolution, indenture, or other financing
750 documents relating to the issuance of the bonds.

751 2. Bonds issued pursuant to this section shall not be
752 deemed to be an indebtedness within the meaning of any
753 constitutional or statutory limitation upon the incurring of
754 indebtedness. The bonds shall not constitute a debt,
755 liability, or obligation of the state or a pledge of the
756 full faith and credit or the taxing power of the state and
757 the bonds shall contain a recital to that effect. Neither
758 the members of the board nor any person executing the bonds
759 shall be liable personally on the bonds by reason of the
760 issuance thereof.

761 3. Bonds issued pursuant to this section shall be
762 authorized by resolution of the governing body of the county
763 or municipality establishing the land bank agency, shall be
764 issued in such form, shall be in such denominations, shall
765 bear interest at such rate or rates, shall mature on such
766 dates and in such manner, shall be subject to redemption at
767 such times and on such terms, and shall be executed by one
768 or more members of the governing body of the county or
769 municipality establishing the land bank agency, as provided
770 in the resolution authorizing the issuance thereof or as set
771 out in the indenture or other financing document authorized
772 and approved by such resolution. The governing body of the
773 county or municipality establishing the land bank agency may
774 sell such bonds in such manner, either at public or at
775 private sale, and for such price as the governing body of
776 the county or municipality establishing the land bank agency
777 may determine to be in the best interests of the land bank
778 agency.

779 4. A governing body of the county or municipality
780 establishing the land bank agency may from time to time, as
781 authorized by resolution of the governing body, issue
782 refunding bonds for the purpose of refunding, extending, and
783 unifying all or any part of its valid outstanding bonds.
784 Such refunding bonds may be payable from any of the sources
785 identified in subsection 1 of this section and from the
786 investment of any of the proceeds of the refunding bonds.

787 5. The bonds issued by the governing body of the
788 county or municipality establishing the land bank agency
789 shall be negotiable instruments under chapter 400.

790 6. Bonds issued under this section and all income or
791 interest thereon shall be exempt from all state taxes.

792 7. The governing body of the county or municipality
793 establishing the land bank agency shall have the power to
794 issue temporary notes upon the same terms and subject to all
795 provisions and restrictions applicable to bonds under this
796 section. Such notes issued by the governing body may be
797 refunded by notes or bonds authorized under this section.

798 140.995. Notwithstanding any provision of sections
799 140.980 to 140.995 to the contrary, a land bank agency may
800 rent or lease property held by the land bank agency for any
801 community, noncommercial, or agricultural uses.

802 140.1000. 1. No board member or employee of a land
803 bank agency shall receive any compensation, emolument, or
804 other profit directly or indirectly from the rental,
805 management, acquisition, sale, demolition, repair,
806 rehabilitation, use, operation, ownership, or disposition of
807 any [lands] property held by such land bank agency other
808 than the salaries, expenses, and emoluments provided for in
809 the chapter 140 land bank act.

810 2. No member of the board or employee of a land bank
811 agency shall own, directly or indirectly, any legal or

812 equitable interest in or to any lands held by such land bank
813 agency other than the salaries, expenses, and emoluments
814 provided for in sections 140.980 to 140.1015.

815 3. A violation of this section is a class D felony.

816 4. The land bank agency may adopt supplemental rules
817 and regulations addressing potential conflicts of interest
818 and ethical guidelines for board members and land bank
819 agency employees, provided that such rules and regulations
820 are not inconsistent with this chapter or any other
821 applicable law.

822 5. Any person who is related to a board member or
823 employee of a land bank agency within the second degree of
824 consanguinity or affinity shall be considered a board member
825 or employee of a land bank agency for purposes of this
826 section and subject to its provisions.

827 140.1009. 1. A land bank agency shall be authorized
828 to file an action to quiet title under section 527.150 [as
829 to] for any real property in which the land bank agency has
830 an interest. For purposes of any and all such actions, the
831 land bank agency shall be deemed to be the holder of
832 sufficient legal and equitable interests, and possessory
833 rights, so as to qualify the land bank agency as an adequate
834 petitioner in such action.

835 2. Prior to the filing of an action to quiet title,
836 the land bank agency shall conduct an examination of title
837 to determine the identity of any and all persons and
838 entities possessing a claim or interest in or to the real
839 property. Service of the petition to quiet title shall be
840 provided to all such interested parties by the following
841 methods:

842 (1) Registered or certified mail to such identity and
843 address as reasonably ascertainable by an inspection of
844 public records;

845 (2) In the case of occupied real property, by first
846 class mail addressed to "Occupant";

847 (3) By posting a copy of the notice on the real
848 property;

849 (4) By publication in a newspaper of general
850 circulation in the county or municipality in which the
851 property is located; and

852 (5) Such other methods as the court may order or as
853 may be required by prevailing motions of due process.

854 3. As part of the petition to quiet title, the land
855 bank agency shall file an affidavit identifying all parties
856 potentially having an interest in the real property and the
857 form of notice provided.

858 4. The court shall schedule a hearing on the petition
859 within ninety days following filing of the petition and, as
860 to all matters upon which an answer was not filed by an
861 interested party, the court shall issue its final judgment
862 within one hundred twenty days of the filing of the petition.

863 5. A land bank agency shall be authorized to join in a
864 single petition to quiet title one or more parcels of real
865 property.

866 140.1012. 1. A land bank agency shall be dissolved as
867 a public body corporate and politic no sooner than sixty
868 calendar days, but no later than one hundred eighty calendar
869 days, after an ordinance or resolution for such dissolution
870 is passed by the county or municipality that established the
871 land bank agency.

872 2. [No less than sixty calendar days' advance written
873 notice of consideration of] If such an ordinance or
874 resolution of dissolution is being considered, no less than
875 sixty calendar days advance written notice shall be given to
876 the land bank agency, shall be published in a local
877 newspaper of general circulation within such county or

878 municipality, and shall be sent certified mail to each
879 trustee of any outstanding bonds of the land bank agency.

880 3. No land bank agency shall be dissolved while there
881 remains any outstanding bonds, notes, or other obligations
882 of the land bank agency unless such bonds, notes, or other
883 obligations are paid or defeased pursuant to the resolution,
884 indenture, or other financing document under which such
885 bonds, notes, or other obligations were issued prior to or
886 simultaneously with such dissolution. Once all outstanding
887 bonds, notes, or other obligations are satisfied, no new
888 property shall be purchased by, gifted to, traded to, or
889 exchanged with the land bank agency. No further debts or
890 other obligations shall be incurred other than that which is
891 necessary to sell or put to public use any remaining
892 property held by the land bank agency. The land bank agency
893 shall be dissolved within thirty days after all outstanding
894 bonds, notes, or other obligations are satisfied.

895 4. Upon dissolution of a land bank agency pursuant to
896 this section, all real property, personal property, and
897 other assets of the land bank agency shall be transferred by
898 appropriate written instrument to and shall become the
899 assets of the county or municipality that established the
900 land bank agency. Such county or municipality shall act
901 expeditiously to return such real property to the tax rolls
902 and shall market and sell such real property using an open,
903 public method that ensures the best possible prices are
904 realized while ensuring such real property is returned to a
905 suitable, productive use for the betterment of the
906 neighborhood in which such real property is located. Upon
907 the sale or other disposition of any such property by such
908 county or municipality, the proceeds therefrom shall be
909 applied and distributed in the following order:

910 (1) To the payment of the expenses of sale;

911 (2) To the reasonable costs incurred by such county or
912 municipality in maintaining and marketing such property; and

913 (3) The balance shall be paid to the respective taxing
914 authorities that, at the time of the distribution, are
915 taxing the real property from which the proceeds are being
916 distributed.

917 141.220. The following words, terms and definitions,
918 when used in sections 141.210 to 141.810 and sections
919 141.980 to 141.1015, shall have the meanings ascribed to
920 them in this section, except where the text clearly
921 indicates a different meaning:

922 (1) "Ancillary parcel" shall mean a parcel of real
923 estate acquired by a land bank agency other than:

924 (a) Pursuant to a deemed sale under subsection 3 of
925 section 141.560;

926 (b) By deed from a land trust under subsection 1 of
927 section 141.984; or

928 (c) Pursuant to a sale under subdivision (2) of
929 subsection 2 of section 141.550;

930 (2) "Appraiser" shall mean a state licensed or
931 certified appraiser licensed or certified pursuant to
932 chapter 339 who is not an employee of the collector or
933 collection authority;

934 (3) "Board" or "board of commissioners" shall mean the
935 board of commissioners of a land bank agency;

936 (4) "Collector" shall mean the collector of the
937 revenue in any county affected by sections 141.210 to
938 141.810 and sections 141.980 to 141.1015;

939 (5) "County" shall mean any county in this state;

940 (6) "Court" shall mean the circuit court of any county
941 affected by sections 141.210 to 141.810 and sections 141.980
942 to 141.1015;

- 943 (7) "Delinquent land tax attorney" shall mean a
944 licensed attorney-at-law, employed or designated by the
945 collector as hereinafter provided;
- 946 (8) "Interested party", shall mean any person with a
947 legal interest in a parcel of land affected by sections
948 141.210 to 141.810 and sections 141.980 to 141.1015.
949 Interested party shall not include:
- 950 (a) The holder of the benefit or burden of any
951 easement or right of way;
- 952 (b) The holder of a benefit or burden of a real
953 covenant; or
- 954 (c) A leasehold owner of subsurface mineral, gas, or
955 oil rights whose interest is properly recorded and whose
956 interest shall remain unaffected;
- 957 (9) "Land bank agency", shall mean [an] any agency
958 created under section 141.980;
- 959 (10) "Land taxes" shall mean taxes on real property or
960 real estate and shall include the taxes both on land and the
961 improvements thereon;
- 962 (11) "Land trustees" and "land trust" shall mean the
963 land trustees and land trust as the same are created by and
964 described in section 141.700;
- 965 (12) "Municipality" shall include any incorporated
966 city or town, or a part thereof, located in whole or in part
967 within a county;
- 968 (13) "Person" shall mean any individual, firm,
969 copartnership, joint adventure, association, corporation,
970 estate, trust, business trust, receiver or trustee appointed
971 by any state or federal court, trustee otherwise created,
972 syndicate, or any other group or combination acting as a
973 unit, and the plural as well as the singular number;
- 974 (14) "Political subdivision" shall mean any county,
975 city, town, village, school district, library district, or

976 any other public subdivision or public corporation having
977 the power to tax;

978 (15) "Reserve period taxes" shall mean land taxes
979 assessed against any parcel of real estate sold or otherwise
980 disposed of by a land bank agency for the first three tax
981 years following such sale or disposition;

982 (16) "School district", "road district", "water
983 district", "sewer district", "levee district", "drainage
984 district", "special benefit district", "special assessment
985 district", or "park district" shall include those located
986 within a county as such county is described in this section;

987 (17) "Sheriff" and "circuit clerk" shall mean the
988 sheriff and circuit clerk, respectively, of any county
989 affected by sections 141.210 to 141.810 and sections 141.980
990 to 141.1015;

991 (18) "Tax bill" as used in sections 141.210 to 141.810
992 and sections 141.980 to 141.1015 shall represent real estate
993 taxes and the lien thereof, whether general or special,
994 levied and assessed by any taxing authority;

995 (19) "Tax district" shall mean the state of Missouri
996 and any county, municipality, school district, road
997 district, water district, sewer district, levee district,
998 drainage district, special benefit district, special
999 assessment district, or park district, located in any
1000 municipality or county as herein described;

1001 (20) "Tax lien" shall mean the lien of any tax bill as
1002 defined in this section;

1003 (21) "Taxing authority" shall include any
1004 governmental, managing, administering or other lawful
1005 authority, now or hereafter empowered by law to issue tax
1006 bills, the state of Missouri or any county, municipality,
1007 school district, road district, water district, sewer
1008 district, levee district, drainage district, special benefit

1009 district, special assessment district, or park district,
1010 affected by sections 141.210 to 141.810 and sections 141.980
1011 to 141.1015.

1012 141.230. 1. The land tax collection law shall apply
1013 to all counties that have elected to operate under the
1014 provisions of sections 141.210 to 141.810 by adoption of a
1015 resolution or order of the county commission of such county.

1016 2. Alternatively, any county may, by adoption of a
1017 resolution or order of the county commission of such county,
1018 elect to operate under the provisions of sections 141.210 to
1019 141.810 as a partial opt-in county. After adoption of any
1020 such resolution or order, the collector for such county may
1021 elect to operate under the provisions of sections 141.210 to
1022 141.810 for any parcel [or parcels for which there is an
1023 unpaid tax bill for a period of at least two years after the
1024 date on which it became delinquent].

1025 3. No county eligible to establish a land bank agency
1026 under subsection 1 of section 140.981 shall elect to operate
1027 as a partial opt-in county unless having first elected to
1028 establish a land bank agency as provided in subsection 1 of
1029 section 140.981.

1030 4. Any county commission so adopting such resolution
1031 or order shall file a certified copy thereof within ten days
1032 after the adoption of said resolution or order with the
1033 clerk of the county commission and with the collector of
1034 revenue for such county, and with the mayor and city
1035 collector or chief financial officer of each municipality in
1036 such county, as defined by section 141.220.

1037 5. After the adoption of such resolution or order by
1038 such county commission, each municipality shall cooperate
1039 with such county under the provisions of sections 141.210 to
1040 141.810. Any such county which shall, in the manner
1041 provided herein, have elected to come within the provisions

1042 of sections 141.210 to 141.810, in whole or in part, by
1043 adoption of such resolution, order or ordinance, may, after
1044 a period of one year from the effective date of such
1045 resolution, order or ordinance, adopt by similar means a
1046 resolution, order or ordinance, rescinding the election to
1047 adopt the provisions of the land tax collection law and
1048 certified copies of such resolution, order or ordinance
1049 shall be filed in the same manner as said original
1050 resolution, order or ordinance; provided, that such
1051 resolution, order or ordinance rescinding or nullifying the
1052 election to adopt the provisions of sections 141.210 to
1053 141.810 shall not become effective for one year thereafter
1054 nor shall it invalidate or in any way affect any proceedings
1055 in rem for foreclosure which may have been instituted under
1056 the provisions of sections 141.210 to 141.810, but all such
1057 actions and proceedings so instituted while the provisions
1058 of said sections were in full force and effect shall be
1059 prosecuted to their conclusion and completion; provided
1060 further, that any county which may have operated under
1061 sections 141.210 to 141.810 prior to the enactment of this
1062 section may hereafter elect to terminate any further
1063 operation under sections 141.210 to 141.810 by proceeding in
1064 manner and form and to the same effect as though it had
1065 originally elected to operate under the provisions of
1066 sections 141.210 to 141.810.

1067 6. Any municipality located partly within a county
1068 electing to operate in whole or in part under the provisions
1069 of sections 141.210 to 141.810 shall cooperate with such
1070 county under the provisions of sections 141.210 to 141.810;
1071 provided, however, that tax bills imposed against real
1072 estate located in that part of such municipality outside of
1073 the limits of any such county shall be collected under other
1074 provisions as may be provided by law.

1075 141.250. 1. The respective liens of the tax bills for
1076 general taxes of the state of Missouri, the county, any
1077 municipality, and any school district, for the same tax
1078 year, shall be equal and first liens upon the real estate
1079 described in the respective tax bills thereof; provided,
1080 however, that the liens of such tax bills for the latest
1081 year for which tax bills are unpaid shall take priority over
1082 the liens of tax bills levied and assessed for less recent
1083 years, and the lien of such tax bills shall rate in priority
1084 in the order of the years for which the tax bills are
1085 delinquent, the lien of the tax bill longest delinquent
1086 being junior in priority to the lien of the tax bill for the
1087 next most recent tax year.

1088 2. All tax bills for other than general taxes shall
1089 constitute liens junior to the liens for general taxes upon
1090 the real estate described therein; provided, however, that a
1091 tax bill for other than general taxes, of the more recent
1092 issue shall likewise be senior to any such tax bill of less
1093 recent date.

1094 3. The proceeds derived from the sale of any lands
1095 encumbered with a tax lien or liens shall be distributed to
1096 the owners of such liens in the order of the seniority of
1097 the liens. Those holding liens of equal rank shall share in
1098 direct proportion to the amounts of their respective liens.

1099 141.270. 1. On or before the fifth day of January in
1100 each year, all taxing authorities and any other tax bill
1101 owner shall file a list with the collector [a list] on a
1102 form approved by the collector of all parcels of real estate
1103 affected by tax liens held and owned by such taxing
1104 authority or person which have been delinquent for two years
1105 or more. Such list shall also include all delinquent tax
1106 bills for any and all years.

1107 2. The taxing authority or person filing such list
1108 shall pay to the collector a filing fee of one dollar and
1109 fifty cents for each parcel of real estate described
1110 therein, which fee shall be charged against each parcel and
1111 collected and accounted for by the collector as other costs.

1112 3. No school district nor any other taxing authority
1113 whose taxes are required by law to be collected by the
1114 collector shall file any list nor pay the filing fee herein
1115 provided.

1116 4. If the taxes of any taxing authority are two or
1117 more years delinquent, the other taxing authorities and
1118 other tax bill owners shall include in the said list all
1119 tax liens against the said parcel, even though the taxes are
1120 not two years delinquent.

1121 141.290. 1. The collector shall compile lists of all
1122 state, county, school, and other tax bills collectible by
1123 the collector that are delinquent according to the
1124 collector's records, and the collector shall combine such
1125 lists with the list filed by any taxing authority or tax
1126 bill owner.

1127 2. For partial opt-in counties, the collector shall
1128 decide which tax delinquent parcels shall proceed according
1129 to the provisions contained [herein] in this chapter. The
1130 remaining parcels shall proceed under such other provisions
1131 as may be provided by law.

1132 3. The collector shall assign a serial number to each
1133 parcel of real estate in each list and if suit has been
1134 filed in the circuit court of the county on any delinquent
1135 tax bill included in any list, the collector shall give the
1136 court docket number of such suit and some appropriate
1137 designation of the place where such suit is pending, and
1138 such pending suit so listed in any petition filed pursuant
1139 to the provisions of sections 141.210 to 141.810 and

1140 sections 141.980 to 141.1015 shall, without further
1141 procedure or court order, be deemed to be consolidated with
1142 the suit brought under sections 141.210 to 141.810 and
1143 sections 141.980 to 141.1015, and such pending suit shall
1144 thereupon be abated.

1145 4. The collector shall deliver such combined lists to
1146 the delinquent land tax attorney from time to time but not
1147 later than April first of each year.

1148 5. The delinquent land tax attorney shall incorporate
1149 such lists in petitions in the form prescribed in section
1150 141.410, and shall file such petitions with the circuit
1151 clerk not later than June first of each year.

1152 141.300. 1. The collector shall receipt for the
1153 aggregate amount of such delinquent tax bills appearing on
1154 the list or lists filed with the collector under the
1155 provisions of section 141.290, which receipt shall be held
1156 by the owner or holder of the tax bills or by the treasurer
1157 or other corresponding financial officer of the taxing
1158 authority [so] filing such list with the collector.

1159 2. The collector shall, on or before the fifth day of
1160 each month, file with the owner or holder of any tax bill or
1161 with the treasurer or other corresponding financial officer
1162 of any taxing authority, a detailed statement, verified by
1163 affidavit, of all taxes collected by the collector during
1164 the preceding month which appear on the list or lists
1165 received by the collector, and shall, on or before the
1166 fifteenth day of the month, pay the same, less the
1167 collector's commissions and costs payable to the county, to
1168 the tax bill owner or holder or to the treasurer or other
1169 corresponding financial officer of any taxing authority;
1170 provided, however, that the collector shall be given credit
1171 for the full amount of any tax bill where title to the real
1172 estate described in such tax bill is taken by a land trust,

1173 or which is bid on by a land bank agency and where title to
1174 the real estate described in such tax bill is taken by such
1175 land bank agency pursuant to a deemed sale under subsection
1176 3 of section 141.560, or which is included in the bid of a
1177 land bank agency and where title to the real estate
1178 described in such tax bill is taken by such land bank agency
1179 pursuant to a sale under subdivision (2) of subsection 2 of
1180 section 141.550.

1181 141.320. 1. The collector shall, at the collector's
1182 option, appoint a delinquent land tax attorney, to be
1183 compensated as necessary for the performance of the
1184 collector's duties under this chapter, or in counties having
1185 a county counselor, the collector shall, at the collector's
1186 option, designate the county counselor and such of the
1187 counselor's assistants as shall appear necessary to act as
1188 the delinquent land tax attorney.

1189 2. A delinquent land tax attorney who is not the
1190 county counselor, with the approval of the collector, may
1191 appoint one or more assistant delinquent land tax attorneys
1192 and such clerical employees as may be necessary, to be
1193 compensated as necessary for the performance of duties under
1194 this chapter; and the appointed delinquent tax attorney may
1195 incur such reasonable expenses as are necessary for the
1196 performance of the attorney's duties.

1197 3. The delinquent land tax attorney and the attorney's
1198 assistants shall perform legal services for the collector
1199 and shall act as attorney for the collector in the
1200 prosecution of all suits brought for the collection of land
1201 taxes; but the attorney and the collector shall not perform
1202 legal services for the land trust or any land bank agency.

1203 4. Salaries and expenses of a delinquent land tax
1204 attorney who is not also the county counselor, the
1205 attorney's assistants, and the attorney's employees shall be

1206 paid monthly out of the treasury of the county from the same
1207 funds as employees of the collector whenever the funds
1208 provided for by sections 141.150, 141.270, and 141.620 are
1209 not sufficient for such purpose.

1210 5. The compensation herein provided shall be the total
1211 compensation for a delinquent land tax attorney who is not
1212 also a county counselor, and the attorney's assistants and
1213 employees.

1214 6. A delinquent land tax attorney who is not also the
1215 county counselor shall make a return quarterly to the county
1216 commission of such county of all compensation received by
1217 the attorney, and of all amounts owing to the attorney by
1218 the collector, and of all salaries and expenses of any
1219 assistants and employees, stating the same in detail, and
1220 verifying such amounts by affidavit.

1221 7. The attorney's fees shall be taxed as costs in the
1222 suit and collected as other costs.

1223 141.330. The collector [annually] may appoint one
1224 delinquent land tax clerk in each office lawfully maintained
1225 by the collector in the county, to be compensated as
1226 necessary for the performance of the clerk's duties under
1227 this chapter.

1228 141.360. All suits for the foreclosure of tax liens
1229 brought by the collector shall name the collector only by
1230 the title of the collector's office, and all such suits
1231 shall be brought directly against the real estate subject to
1232 the tax lien or liens to be foreclosed.

1233 141.410. 1. A suit for the foreclosure of the tax
1234 liens herein provided for shall be instituted by filing in
1235 the appropriate office of the circuit clerk a petition[,
1236 which]. Such petition shall contain a caption, a copy of
1237 the list so furnished to the delinquent land tax attorney by
1238 the collector, and a prayer. The petition shall name each

1239 person with a legal interest in the parcel of land affected
 1240 by the suit, as reasonably discoverable to the collector
 1241 from publicly available records. Such petition without
 1242 further allegation shall be deemed to be sufficient.

1243 2. The caption shall be in the following form:

1244 In the Circuit Court of _____ County, Missouri,

1245 In the Matter of

1246 Foreclosure of Liens for Delinquent Land Taxes

1247 By Action in Rem.

1248 Collector of Revenue of _____ County, Missouri,

1249 Plaintiff

1250 -vs.-

1251 Parcels of Land Encumbered with Delinquent Tax Liens

1252

1253 Defendants

1254 3. The petition shall contain at least the following
 1255 information:

1256 (1) The identity of the petitioner and the name and
 1257 address of the collector;

1258 (2) The parcel's common street address;

1259 (3) A full legal description for the parcel;

1260 (4) The tax identification number of the parcel;

1261 (5) The period of tax delinquency; and

1262 (6) The principal amount of delinquent taxes, together
 1263 with interest, penalties, and fees.

1264 4. The petition shall conclude with a prayer that all
 1265 tax liens upon such real estate be foreclosed; that the
 1266 court determine the amounts and priorities of all tax bills,
 1267 together with interest, penalties, costs, and attorney's

1268 fees; that the court order such real estate to be sold by
1269 the sheriff at public sale as provided by sections 141.210
1270 to 141.810 and sections 141.980 to 141.1015 and that
1271 thereafter a report of such sale be made by the sheriff to
1272 the court for further proceedings under sections 141.210 to
1273 141.810 and sections 141.980 to 141.1015.

1274 5. The delinquent land tax attorney within ten days
1275 after the filing of any such petition shall forward by
1276 United States registered mail to each person or taxing
1277 authority having filed a list of delinquent tax bills with
1278 the collector as provided by sections 141.210 to 141.810 and
1279 sections 141.980 to 141.1015 a notice of the time and place
1280 of the filing of such petition and of the newspaper in which
1281 the notice of publication has been or will be published.

1282 6. The petition when so filed shall have the same
1283 force and effect with respect to each parcel of real estate
1284 therein described, as a separate suit instituted to
1285 foreclose the tax lien or liens against any one of said
1286 parcels of real estate.

1287 141.440. 1. Within thirty days after the filing of
1288 such petition, the collector shall [also] cause to be
1289 prepared and sent by restricted, registered or certified
1290 mail with postage prepaid, [within thirty days after the
1291 filing of such petition,] a notice of the petition, to the
1292 persons named in the petition as being the last known
1293 persons in whose names tax bills affecting the respective
1294 parcels of real estate described in said petition were last
1295 billed or charged on the books of the collector, or the last
1296 known owner of record, if different, and to the addresses of
1297 said persons upon said records of the collector. The terms
1298 "restricted", "registered" or "certified mail" as used in
1299 this section mean mail which carries on the face thereof in
1300 a conspicuous place, where it will not be obliterated, the

1301 endorsement "DELIVER TO ADDRESSEE ONLY", and which also
1302 requires a return receipt or a statement by the postal
1303 authorities that the addressee refused to receive and
1304 receipt for such mail. If the notice is returned to the
1305 collector by the postal authorities as undeliverable for
1306 reasons other than the refusal by the addressee to receive
1307 and receipt for the notice as shown by the return receipt,
1308 then the collector shall make a search of the records
1309 maintained by the county, including those kept by the
1310 recorder of deeds, to discern the name and address of any
1311 person who, from such records, appears as a successor to the
1312 person to whom the original notice was addressed, and to
1313 cause another notice to be mailed to such person. The
1314 collector shall prepare and file with the circuit clerk at
1315 least thirty days before judgment is entered by the court on
1316 the petition an affidavit reciting to the court any name,
1317 address and serial number of the tract of real estate
1318 affected by any such notices of suit that are undeliverable
1319 because of an addressee's refusal to receive and receipt for
1320 the same, or of any notice otherwise nondeliverable by mail,
1321 or in the event that any name or address does not appear on
1322 the records of the collector, then of that fact. The
1323 affidavit in addition to the recitals set forth above shall
1324 also state reason for the nondelivery of such notice.

1325 2. The collector shall prepare and send, by first-
1326 class mail, a copy of the petition within thirty days after
1327 the filing of such a petition to the occupant of such parcel
1328 or property.

1329 141.500. 1. After the trial of the issues, the court
1330 shall, as promptly as circumstances permit, render
1331 judgment. If the court finds that no tax bill upon the land
1332 collectible by the collector or the relator was delinquent
1333 when the suit was instituted or tried, then the judgment of

1334 the court shall be that the cause be dismissed as to the
1335 parcels of real estate described in the tax bill[; or,]. If
1336 the evidence warrant, the judgment may be for the principal
1337 amount of the delinquent tax bills upon the real estate upon
1338 which suit was brought, together with interest, penalties,
1339 attorney's and appraiser's fees and costs computed as of the
1340 date of the judgment. The judgment may recite the amount of
1341 each tax bill, the date when it began to bear interest, and
1342 the rate of such interest, together with the rate and amount
1343 of penalties, attorney's and appraiser's fees not to exceed
1344 fifteen dollars. It may decree that the lien upon the
1345 parcels of real estate described in the tax bill be
1346 foreclosed and such real estate sold by the sheriff, and the
1347 cause shall be continued for further proceedings, as herein
1348 provided.

1349 2. The collector shall cause to be prepared and sent
1350 by restricted, registered or certified mail with postage
1351 prepaid, within thirty days after the rendering of such
1352 judgment, a brief notice of such judgment and the
1353 availability of a written redemption contract pursuant to
1354 section 141.530 to the persons named in the judgment as
1355 being the last known persons in whose names tax bills
1356 affecting the respective parcels of real estate described in
1357 such judgment were last billed or charged on the books of
1358 the collector, or the last known owner of record, if
1359 different, and to the addresses of such persons upon the
1360 records of the collector. The terms "restricted",
1361 "registered" or "certified mail" as used in this section
1362 mean mail which carries on the face thereof in a conspicuous
1363 place, where it will not be obliterated, the endorsement,
1364 "DELIVER TO ADDRESSEE ONLY", and which also requires a
1365 return receipt or a statement by the postal authorities that
1366 the addressee refused to receive and receipt for such mail.

1367 If the notice is returned to the collector by the postal
1368 authorities as undeliverable for reasons other than the
1369 refusal by the addressee to receive and receipt for the
1370 notice as shown by the return receipt, then the collector
1371 shall make a search of the records maintained by the county,
1372 including those kept by the recorder of deeds, to discern
1373 the name and address of any person who, from such records,
1374 appears as a successor to the person to whom the original
1375 notice was addressed, and to cause another notice to be
1376 mailed to such person. The collector shall prepare and file
1377 with the circuit clerk prior to confirmation hearings an
1378 affidavit reciting to the court any name, address and serial
1379 number of the tract of real estate affected of any such
1380 notices of judgment that are undeliverable because of an
1381 addressee's refusal to receive and receipt for the same, or
1382 of any notice otherwise nondeliverable by mail, or in the
1383 event that any name or address does not appear on the
1384 records of the collector, then of that fact. The affidavit
1385 in addition to the recitals set forth above shall also state
1386 reason for the nondelivery of such notice.

1387 3. The collector shall prepare and send to the
1388 occupant of such parcel or property, by first-class mail, a
1389 copy of the judgment of foreclosure within thirty days after
1390 the date of such judgment.

1391 141.520. 1. After the judgment of foreclosure has
1392 been entered, or, after a motion for a new trial has been
1393 overruled, or, if an appeal be taken from such judgment and
1394 the judgment has been affirmed, after the sheriff shall have
1395 been notified by any party to the suit that such judgment
1396 has been affirmed on appeal and that the mandate of the
1397 appellate court is on file with the circuit clerk, there
1398 shall be a waiting period of six months before any
1399 advertisement of sheriff's sale shall be published.

1400 2. If any such parcel of real estate [be] is not
1401 redeemed, or if no written contract providing for redemption
1402 [be] is made within six months after the date of the
1403 judgment of foreclosure, if no motion for rehearing [be] is
1404 filed, and, if filed, within six months after such motion
1405 may have been overruled, or, if an appeal [be] is taken from
1406 such judgment and the judgment [be] is affirmed, within six
1407 months after the sheriff shall have been notified by any
1408 party to the suit that such judgment has been affirmed on
1409 appeal and that the mandate of the appellate court is on
1410 file with the circuit clerk, the sheriff shall commence to
1411 advertise the real estate described in the judgment and
1412 shall fix the date of sale within thirty days after the date
1413 of the first publication of the notice of sheriff's sale as
1414 herein provided, and shall at such sale proceed to sell the
1415 real estate.

1416 3. Any provisions of this chapter to the contrary
1417 notwithstanding, the owner of any parcel of real property
1418 against which a judgment has been rendered shall not have
1419 the right to redeem such property from said judgment if at
1420 the time of judgment such property is assessed as
1421 residential property and the judgment finds the property has
1422 been vacant for a period of not less than six months prior
1423 to the judgment. After a judgment as provided for in this
1424 section becomes final, the waiting period shall not apply to
1425 such judgment and a sale under execution of the judgment
1426 shall be immediately held as provided under the applicable
1427 provisions of this chapter.

1428 4. In partial opt-in counties, no later than one
1429 hundred twenty days prior to the sheriff's sale, the
1430 collector shall obtain from a licensed title company or
1431 attorney a title search that includes all conveyances,
1432 liens, and charges against the real estate involved in the

1433 suit for any parcel of real estate against which the
1434 collector has obtained a judgment under section 141.500 and
1435 for which it has been decreed that the lien upon the parcel
1436 of real estate described in the tax bill be foreclosed and
1437 such real estate sold by the sheriff. The charge of such
1438 title search may be recovered from the proceeds of the sale
1439 under section 141.580.

1440 5. After obtaining or conducting a title search, the
1441 collector shall initiate a search of the following records
1442 to identify and locate interested parties and addresses
1443 reasonably calculated to apprise interested parties of the
1444 suit:

- 1445 (1) Land title records in the office of the county
1446 recorder of deeds;
- 1447 (2) Tax records in the office of the local treasurer;
- 1448 (3) Tax records in the office of the local assessor;
- 1449 (4) A search of court records in Missouri CaseNet; and
- 1450 (5) For a business entity, records filed with the
1451 secretary of state.

1452 The collector may also incur reasonable costs for web-
1453 based investigatory searches to supplement the search for
1454 interested parties and addresses. The reasonable cost of
1455 locating interested parties and addresses for notice may be
1456 recovered from the proceeds of the sale under section
1457 141.580.

1458 6. No later than thirty days prior to the sheriff's
1459 sale, the collector shall send notice of the sale to all
1460 interested parties at the address most likely to apprise
1461 interested parties of the sale. The notice shall provide
1462 the date, time, and place of the sale and shall also state
1463 that the parcel may be redeemed prior to the sale as
1464 specified in sections 141.420 and 141.530. The notice
1465 required by this subsection shall be mailed first class,

1466 postage prepaid. The cost of notice under this subsection
1467 may be recovered from the proceeds of the sale under section
1468 141.580.

1469 7. No later than twenty days prior to the sheriff's
1470 sale, the sheriff shall enter upon the parcel subject to
1471 foreclosure of these tax liens and post a written
1472 informational notice in a conspicuous location, attached to
1473 a structure, and intended to be visible by the nearest
1474 public right-of-way. This notice shall describe the parcel
1475 and advise that it is the subject of delinquent land tax
1476 collection proceedings brought under sections 141.210 to
1477 141.810 and sections 141.980 to 141.1015 and that it may be
1478 sold for the payment of delinquent taxes at a sale to be
1479 held at a certain time, date, and place and shall also
1480 contain the tax identification number and the phone number
1481 and address of the collector as well as a prohibition
1482 against removal unless the parcel has been redeemed. The
1483 notice shall be not less than eight inches by ten inches and
1484 shall be laminated or otherwise sufficiently weatherproof to
1485 withstand normal exposure to rain, snow, and other
1486 conditions. The sheriff shall document, by time-stamped
1487 photograph, compliance with this section, make such
1488 documentation generally available upon request, and provide
1489 verification by affidavit of compliance with this section.
1490 The cost of notice under this subsection may be recovered
1491 from the proceeds of the sale under section 141.580.

1492 8. In addition to the other notice requirements of
1493 this section, no later than twenty days prior to the
1494 sheriff's sale, the sheriff shall attempt in-person notice
1495 that shall describe the parcel and advise that it is the
1496 subject of delinquent land tax collection proceedings
1497 brought under sections 141.210 to 141.810 and sections
1498 141.980 to 141.1015; that shall state that it may be sold

1499 for the payment of delinquent taxes at a sale to be held at
1500 a certain time, date, and place; and that shall also contain
1501 the tax identification number and the phone number and
1502 address of the collector. In-person notice may be provided
1503 to any person found at the parcel. The sheriff shall note
1504 the date and time of attempted notice and the name,
1505 description, or other identifying information regarding the
1506 person to whom notice was attempted. The sheriff shall
1507 document compliance with this section, make such
1508 documentation generally available upon request, and provide
1509 verification by affidavit of compliance with this section.
1510 The cost of notice under this subsection may be recovered
1511 from the proceeds of the sale under section 141.580.

1512 141.535. 1. If a parcel is the subject of an action
1513 filed under sections 447.620 to 447.640, the court shall
1514 stay the sale of any tax parcel to be sold under execution
1515 of a tax foreclosure judgment obtained under this chapter,
1516 provided that the party which has brought such an action has
1517 paid into the circuit court the principal amount of all
1518 [land] delinquent taxes then due and owing under the tax
1519 foreclosure judgment, exclusive of penalties, interest,
1520 attorney fees, and court costs, prior to the date of any
1521 proposed sale under execution. The party bringing such
1522 action shall provide written notice of the filing of the
1523 action to the court administrator and file with the circuit
1524 court in which the action is pending a certificate that such
1525 notice has been provided to the court administrator. If the
1526 party that brought the action under sections 447.620 to
1527 447.640 dismisses its action prior to gaining temporary
1528 possession of the property, it shall recover any amounts
1529 paid into the circuit court under this subsection.

1530 2. In any order granting a sheriff's deed under
1531 section 447.625 or a judicial deed under section 447.640,

1532 the court shall also order the permanent extinguishment of
1533 liability against the grantee and the grantee's successors
1534 in interest for penalties, interest, attorney fees, and
1535 court costs arising from actions to collect delinquent land
1536 taxes due on the subject property. The funds paid into the
1537 court for land taxes under subsection 1 of this section
1538 shall then be paid to the county collector.

1539 3. If an owner of such a property moves the court for
1540 restoration of possession of the subject property under
1541 section 447.638, the owner shall pay into the circuit court
1542 all land tax amounts currently due and owing on the
1543 property, including all statutory penalties, interest,
1544 attorney fees, and court costs retroactive to the date of
1545 accrual, and in the event that an owner of the tax parcel
1546 regains possession under section 447.638, funds deposited by
1547 the owner under this subsection shall be paid to the county
1548 collector, and funds paid into the court by a party under
1549 subsection 1 of this section shall be paid out in full to
1550 the payer.

1551 141.540. 1. In any county at a certain front door of
1552 whose courthouse sales of real estate are customarily made
1553 by the sheriff under execution, the sheriff shall advertise
1554 for sale and sell the respective parcels of real estate
1555 ordered sold by the sheriff pursuant to any judgment of
1556 foreclosure by any court pursuant to sections 141.210 to
1557 141.810 and 141.980 to 141.1015 at any of such courthouses [,
1558 but]. The sale of such parcels of real estate shall be held
1559 at the same front door as sales of real estate are
1560 customarily made by the sheriff under execution.

1561 2. Such advertisements may include more than one
1562 parcel of real estate, and shall be in substantially the
1563 following form:

1564 NOTICE OF SHERIFF'S
1565 SALE UNDER JUDGMENT OF
1566 FORECLOSURE OF LIENS FOR
1567 DELINQUENT LAND TAXES
1568 No. _____
1569 In the Circuit Court of _____ County,
1570 Missouri.
1571 In the Matter of Foreclosure of Liens for
1572 Delinquent Land Taxes
1573 Collector of Revenue of _____ County,
1574 Missouri, Plaintiff,
1575 vs.
1576 Parcels of Land encumbered with Delinquent Tax
1577 Liens, Defendants.
1578 WHEREAS, judgment has been rendered against
1579 parcels of real estate for taxes, interest,
1580 penalties, attorney's fees and costs with the
1581 serial numbers of each parcel of real estate,
1582 the description thereof, the name of the
1583 person appearing in the petition in the suit,
1584 and the total amount of the judgment against
1585 each such parcel for taxes, interest,
1586 penalties, attorney's fees and costs, all as
1587 set out in said judgment and described in each
1588 case, respectively, as follows: (Here set out
1589 the respective serial numbers, descriptions,
1590 names and total amounts of each judgment, next
1591 above referred to.) and,
1592 WHEREAS, such judgment orders such real estate
1593 sold by the undersigned sheriff, to satisfy
1594 the total amount of such judgment, including
1595 interest, penalties, attorney's fees and
costs,

1596

NOW, THEREFORE,

1597

Public Notice is hereby given that I _____,

1598

Sheriff of _____ County, Missouri, will sell

1599

such real estate, parcel by parcel, at public

1600

auction, to the highest bidder, for cash,

1601

between the hours of nine o'clock A.M. and

1602

five o'clock P.M., at the _____ front door of

1603

the _____ County Courthouse in _____,

1604

Missouri, on _____, the _____ day of _____,

1605

20_____, and continuing from day to day

1606

thereafter, to satisfy the judgment as to each

1607

respective parcel of real estate sold. If no

1608

acceptable bids are received as to any parcel

1609

of real estate, said parcel shall be sold to

1610

the Land Trust of _____ (insert name of

1611

County), Missouri or Land Bank of the City of

1612

_____ (insert name of municipality),

Missouri.

1613

Any bid received shall be subject to

1614

confirmation by the court.

1615

1616

Sheriff of _____

1617

County, Missouri

1618

1619

Delinquent Land Tax

1620

Attorney

1621

Address: _____

1622

First Publication _____, 20_____

1623

3. Such advertisement shall be published four times,

1624

once a week, upon the same day of each week during

1625

successive weeks prior to the date of such sale, in a daily

1626

newspaper of general circulation regularly published in the

1627 county, qualified according to law for the publication of
1628 public notices and advertisements.

1629 141.550. 1. The sale shall be conducted, the
1630 sheriff's return thereof made, and the sheriff's deed
1631 pursuant to the sale executed, all as provided in the case
1632 of sales of real estate taken under execution, except as
1633 otherwise provided in sections 141.210 to 141.810 and
1634 sections 141.980 to 141.1015, and provided that such sale
1635 need not occur during the term of court or while the court
1636 is in session.

1637 2. The following provisions shall apply to any sale
1638 pursuant to this section:

1639 (1) The sale shall be held on the day for which it is
1640 advertised, between the hours of nine o'clock a.m. and five
1641 o'clock p.m. and continued day to day thereafter to satisfy
1642 the judgment as to each respective parcel of real estate
1643 sold. For partial opt-in counties, the sale shall be held
1644 on the fourth Monday in August of each year between the
1645 hours of nine o'clock a.m. and five o'clock p.m. and
1646 continued day to day thereafter to satisfy the judgment as
1647 to each respective parcel of real estate sold;

1648 (2) The sale shall be conducted publicly, by auction,
1649 for ready money. The parcel shall be sold to the highest
1650 bidder, provided that the highest bid is equal to or greater
1651 than the full amount of all tax bills due and owing on the
1652 parcel, which may differ from the judgment amount; plus
1653 interest; penalties; attorney's fees and costs; and a
1654 nonreimbursable, two-hundred-dollar bidder fee. Such bidder
1655 fee shall be paid to the land trust or land bank agency for
1656 the municipality or county in which the parcel is situated.
1657 The bid amount shall not include any amounts for debts owed
1658 to any sewer district then due thereon;

1659 (3) No person shall be eligible to bid at the time of
1660 the sale unless such person has, no later than ten days
1661 before the sale date, demonstrated to the satisfaction of
1662 the official charged by law with conducting the sale that he
1663 or she is not the owner of any parcel of real estate in the
1664 county which is affected by a tax bill which has been
1665 delinquent for more than six months. A prospective bidder
1666 may make such a demonstration by presenting statements from
1667 the appropriate collection officials of the county. The
1668 official charged with conducting the sale may require
1669 prospective bidders to submit an affidavit attesting to the
1670 requirements of this subdivision and is expressly authorized
1671 to permanently preclude any prospective bidder from
1672 participating in the sale for failure to comply with the
1673 provisions of this subdivision; and

1674 (4) No foreign or domestic corporation or limited
1675 liability company that has failed to appoint or maintain a
1676 registered agent under chapter 347 or 351 shall be eligible
1677 to bid at the time of the sale. No foreign corporate entity
1678 shall be eligible to bid at the time of the sale unless it
1679 has a certificate of authority to transact business in
1680 Missouri under section 351.572. The official charged with
1681 conducting the sale may require prospective bidders to
1682 submit an affidavit attesting to the requirements of this
1683 subdivision and is expressly authorized to permanently
1684 preclude any prospective bidder from participating in the
1685 sale for failure to comply with the provisions of this
1686 subdivision.

1687 3. The following provisions shall apply to any sale
1688 under this section of property located within any
1689 municipality contained wholly or partially within a county
1690 with a population of over six hundred thousand inhabitants
1691 and fewer than nine hundred thousand inhabitants:

1692 (1) No person shall be eligible to bid at the time of
1693 the sale unless such person has, no later than ten days
1694 before the sale date, demonstrated to the satisfaction of
1695 the official charged by law with conducting the sale that
1696 the person is not the owner of any parcel of real property
1697 with two or more violations of the municipality's building
1698 or housing codes. A prospective bidder may make such a
1699 demonstration by presenting statements from the appropriate
1700 code enforcement officials of the municipality; and

1701 (2) Notwithstanding the provisions of subdivision (1)
1702 of this subsection, any taxing authority or land bank agency
1703 shall be eligible to bid at the sale without making the
1704 demonstration described in subdivision (1) of this
1705 subsection.

1706 4. Such sale shall convey the whole interest of every
1707 person having or claiming any right, title or interest in or
1708 lien upon such real estate, whether such person has answered
1709 or not, subject to rights-of-way thereon of public utilities
1710 upon which tax has been otherwise paid, and subject to the
1711 lien thereon, if any, of the United States of America.

1712 5. The collector shall advance the sums necessary to
1713 pay for the publication of all advertisements required by
1714 sections 141.210 to 141.810 and sections 141.980 to 141.1015
1715 and shall be allowed credit therefor in the collector's
1716 accounts with the county. The collector shall give credit
1717 in such accounts for all such advances recovered by the
1718 collector. Such expenses of publication shall be
1719 apportioned pro rata among and taxed as costs against the
1720 respective parcels of real estate described in the judgment;
1721 provided, however, that none of the costs herein enumerated,
1722 including the costs of publication, shall constitute any
1723 lien upon the real estate after such sale.

1724 141.560. 1. If, when the sheriff offers the
1725 respective parcels of real estate for sale, there [be] are
1726 no bidders for any parcel, or there [be] is insufficient
1727 time or opportunity to sell all of the parcels of real
1728 estate so advertised, the sheriff shall adjourn such sale
1729 from day to day at the same place and commencing at the same
1730 hour as when first offered and shall announce that such real
1731 estate will be offered or reoffered for sale at such time
1732 and place.

1733 2. With respect to any parcel of real estate not
1734 located wholly within a county or municipality that has
1735 established a land bank agency under section 140.981 or
1736 141.980, in the event no bid equal to the full amount of all
1737 tax bills due and owing on the parcel, which may differ
1738 from the judgment amount; plus interest; penalties;
1739 attorney's fees and costs; and a nonreimbursable, two-
1740 hundred-dollar bidder fee that shall be received at such
1741 sale after any parcel of real estate has been offered for
1742 sale on three different days, which need not be successive,
1743 the land trust shall be deemed to have bid the full amount
1744 of all tax bills included in the judgment, interest,
1745 penalties, attorney's fees and costs then due, and if no
1746 other bid be then received by the sheriff in excess of the
1747 bid of the land trust, and the sheriff shall so announce at
1748 the sale, then the bid of the land trust shall be announced
1749 as accepted. The sheriff shall report any such bid or bids
1750 so made by the land trust in the same way as the sheriff's
1751 report of other bids is made. Upon confirmation by the
1752 court of such bid at such sale by such land trust, the
1753 collector shall mark the tax bills so bid by the land trust
1754 as "cancelled by sale to the land trust" and shall take
1755 credit for the full amount of such tax bills, including
1756 principal amount, interest, penalties, attorney's fees, and

1757 costs, on the collector's books and in the collector's
1758 statements with any other taxing authorities.

1759 3. With respect to any parcel of real estate located
1760 wholly within a county or municipality that has established
1761 a land bank agency under section 140.981 or 141.980, in the
1762 event no bid equal to the full amount of all tax bills due
1763 and owing on the parcel, which may differ from the judgment
1764 amount; plus interest; penalties; attorney's fees and costs;
1765 and a nonreimbursable, two-hundred-dollar bidder fee that
1766 shall be received at such sale after such parcel of real
1767 estate has been offered for sale on three different days,
1768 which need not be successive, the land bank agency
1769 established under section 140.981 or 141.980 shall be deemed
1770 to have bid the full amount of all tax bills included in the
1771 judgment, interest, penalties, attorney's fees and costs
1772 then due, and the sheriff shall so announce at the sale,
1773 then the bid of the land bank agency shall be announced as
1774 accepted. The sheriff shall report any such bid or bids so
1775 made by such land bank agency in the same way as the
1776 sheriff's report of other bids is made. Upon confirmation
1777 by the court of such bid at such sale by such land bank
1778 agency, the collector shall mark the tax bills so bid by
1779 such land bank agency as "cancelled by sale to the land
1780 bank" and shall take credit for the full amount of such tax
1781 bills, including principal amount, interest, penalties,
1782 attorney's fees, and costs, on the collector's books and in
1783 the collector's statements with any other taxing authorities.

1784 141.570. The title to any real estate which shall vest
1785 in any purchaser[,] upon confirmation of such sale by the
1786 court, or in any land bank agency or land trust, shall be an
1787 absolute estate in fee simple, subject to rights-of-way
1788 thereon of public utilities on which tax has been otherwise
1789 paid, and subject to any lien thereon of the United States

1790 of America, if any, and all persons and interested parties,
1791 including the state of Missouri, any taxing authority or tax
1792 district, as defined herein, judgment creditors,
1793 lienholders, infants, incapacitated and disabled persons as
1794 defined in chapter 475, and nonresidents who may have had
1795 any right, title, interest, claim, or equity of redemption
1796 in or to, or lien upon, such lands, shall be barred and
1797 forever foreclosed of all such right, title, interest,
1798 claim, lien or equity of redemption, and the court shall
1799 order immediate possession of such real estate be given to
1800 such purchaser; provided, however, that such title shall
1801 also be subject to the liens of any tax bills which may have
1802 attached after the sheriff's sale, but if such parcel of
1803 real estate is deemed sold to the land trust pursuant to
1804 subsection 2 of section 141.560, or deemed sold to a land
1805 bank agency pursuant to subsection 3 of section 141.560, or
1806 sold to a land bank agency pursuant to subdivision (2) of
1807 subsection 2 of section 141.550, the title thereto shall be
1808 free of any such liens to the extent of the interest of any
1809 taxing authority in such real estate; provided further, that
1810 the lien of special tax bills shall attach to the proceeds
1811 of the sheriff's sale, if any, or shall otherwise be forever
1812 barred and foreclosed.

1813 141.580. 1. Within six months after the sheriff sells
1814 any parcel of real estate, the court shall, upon its own
1815 motion or upon motion of any interested party, set the cause
1816 [down] for hearing to confirm or set aside the foreclosure
1817 sale thereof, even though such parcels are not all of the
1818 parcels of real estate described in the notice of sheriff's
1819 foreclosure sale. Notice of the hearing, or of the court
1820 moving to confirm the foreclosure sale, shall be sent by any
1821 interested party to each person who was sent notice of the
1822 sale and to any interested parties as required by prevailing

1823 notions of due process. At the time of such hearing, the
1824 sheriff shall make report of the sale, and the court shall
1825 hear evidence of the value of the property offered on behalf
1826 of any interested party to the suit, and shall forthwith
1827 determine whether an adequate consideration has been paid
1828 for each such parcel. The court's judgment shall include a
1829 specific finding that adequate notice was provided to all
1830 interested parties under prevailing notions of due process
1831 and sections 141.210 to 141.810 and sections 141.980 to
1832 141.1015, reciting the notice efforts of the collector,
1833 sheriff, and tax sale purchaser. Nothing in this section
1834 shall be interpreted to preclude a successful tax sale
1835 purchaser from asserting a claim to quiet title to the bid-
1836 upon parcel under section 527.150.

1837 2. For this purpose the court shall have power to
1838 summon any city or county official or any private person to
1839 testify as to the reasonable value of the property, and if
1840 the court finds that adequate consideration has been paid,
1841 the court shall confirm the sale and order the sheriff to
1842 issue a deed to the purchaser. If the court finds that the
1843 consideration paid is inadequate, the court shall confirm
1844 the sale if the purchaser increases the purchaser's bid to
1845 such amount as the court deems to be adequate and makes such
1846 additional payment, or if all tax bills included in the
1847 judgment, interest, penalties, attorney's fees and costs
1848 then due thereon are not paid in full by one or more
1849 interested parties to the suit. If the court finds that the
1850 consideration is inadequate, but the purchaser declines to
1851 increase the purchaser's bid to such amount as the court
1852 deems adequate and make such additional payment, then the
1853 sale shall be disapproved if all tax bills included in the
1854 judgment, interest, penalties, attorney's fees and costs
1855 then due thereon are paid in full by one or more interested

1856 parties to the suit, the lien of the judgment continued, and
1857 such parcel of real estate shall be again advertised and
1858 offered for sale by the sheriff to the highest bidder at
1859 public auction for cash at any subsequent sheriff's
1860 foreclosure sale. Unless the court requires evidence of the
1861 value of the property conveyed to land trust or a land bank
1862 agency, none shall be required, and the amount bid by the
1863 land trust or such land bank agency shall be deemed adequate
1864 consideration.

1865 3. If the sale is confirmed, the court shall order the
1866 proceeds ~~[of]~~ from the sale applied in the following order:

1867 (1) To the payment of the costs of the publication of
1868 the notice of foreclosure and of the sheriff's foreclosure
1869 sale;

1870 (2) To the payment of all of the collector's and
1871 sheriff's costs including appraiser's fee and attorney's
1872 fees;

1873 (3) To the payment of all tax bills adjudged to be due
1874 in the order of their priority, including principal,
1875 interest and penalties thereon, except in the event of a
1876 sale to any land bank agency, for which this subdivision
1877 shall not apply.

1878 If, after such payment, there is any sum remaining of
1879 the proceeds of the sheriff's foreclosure sale, the court
1880 shall thereupon try and determine the other issues in the
1881 suit in accordance with section 141.480. If any answering
1882 parties have specially appealed as provided in section
1883 141.570, the court shall retain the custody of such funds
1884 pending disposition of such appeal, and upon disposition of
1885 such appeal shall make such distribution. If there are not
1886 sufficient proceeds of the sale to pay all claims in any
1887 class described, the court shall order the same to be paid
1888 pro rata in accordance with the priorities.

1889 4. If there are any funds remaining of the proceeds
1890 after the sheriff's sale and after the distribution of such
1891 funds as herein set out and no person entitled to any such
1892 funds, whether or not a party to the suit, shall, within two
1893 years after such sale, appear and claim the funds, the funds
1894 shall be distributed to the appropriate taxing authorities,
1895 except in partial opt-in counties, where the funds shall be
1896 distributed to the school fund for the county.

1897 5. Any county operating under the provisions of
1898 sections 141.210 to 141.810 and sections 141.980 to 141.1015
1899 may elect to allocate a portion of its share of the proceeds
1900 toward a fund for the purpose of defending against claims
1901 challenging the sufficiency of notice provisions under this
1902 section.

1903 6. Any interested party, other than the sheriff's sale
1904 purchaser, who moves the court to set aside a sheriff's sale
1905 after the issuance of a sheriff's deed made under the
1906 provisions of sections 141.210 to 141.810 and sections
1907 141.980 to 141.1015 shall be required to pay into the court
1908 the redemption amount otherwise necessary under sections
1909 141.420 and 141.530 prior to the court hearing any such
1910 motion to set aside.

1911 141.610. Each court administrator's or sheriff's deed
1912 given pursuant to the provisions of the land tax collection
1913 law shall be prima facie evidence that the suit and all
1914 proceedings therein and all proceedings prior thereto[from
1915 and], including assessment of the lands affected thereby and
1916 all notices required by law were regular and in accordance
1917 with all provisions of the law relating thereto. The court
1918 administrator or sheriff shall record its deed and shall
1919 collect said recording fee at the time of sale.

1920 141.620. 1. In addition to all amounts due on any tax
1921 bill, including principal, interest, penalties, attorney's

1922 fees, and costs, as now fixed by law, there shall be imposed
1923 and charged as a part of the costs on each such tax bill a
1924 suit penalty of five percent of the principal amount of the
1925 tax bill to be due to the collector upon the filing of the
1926 petition with the circuit clerk.

1927 2. The collector shall set up a separate fund in the
1928 collector's accounts to which the collector shall credit
1929 such five percent suit penalties when paid, together with
1930 all other penalties and costs recovered under this action,
1931 and shall retain such portion thereof as may be needed for
1932 the purpose of paying the expenses and costs required to be
1933 advanced under sections 141.210 to 141.810, including
1934 compensation to the delinquent land tax attorney, the
1935 attorney's assistants, and stenographic and clerical help,
1936 and funds for the costs of publication, notices, for court
1937 costs, sheriff's expenses and other costs hereunder, and
1938 shall transfer the remainder of such funds annually, on
1939 January first of each year, to the land trust for the use
1940 and expenses of the land trust. Where no land trust exists,
1941 the collector shall retain the remainder of such funds.

1942 141.680. 1. Except for partial opt-in counties, the
1943 remedies and procedures set forth in sections 141.210 to
1944 141.810 shall be the exclusive remedies and procedures
1945 available for the collection of delinquent and back land
1946 taxes in a county [electing] that elect to come under or
1947 [which] that has come under their authority. Sections
1948 141.210 to 141.810 shall not be affected nor infringed upon
1949 by any other laws or parts of law in conflict herewith.

1950 2. Any taxing authority or owner of any tax bill is
1951 hereby prohibited from advertising for sale or selling any
1952 parcel of real estate for the collection of delinquent land
1953 taxes due thereon, except after judgment of a court having
1954 jurisdiction ordering such advertising or sale, when such

1955 parcel is at such time included in any petition filed
1956 pursuant to the provisions of this law.

1957 3. At the option of the taxing authority or tax bill
1958 owner, all claims for land taxes against any parcel of real
1959 estate, which has been included in any petition filed under
1960 this law, where such taxes have become due and payable after
1961 any tax list or petition thereon has been filed, may be
1962 asserted by amended petition or by answer filed before
1963 judgment, and, if allowed by the court, shall be included in
1964 the judgment against such parcel of real estate.

1965 141.700. In all counties electing to operate under
1966 sections 141.210 to 141.810 prior to January 1, 2025, there
1967 is hereby created a commission for the management, sale, and
1968 other disposition of tax delinquent lands, which commission
1969 shall be known as "The Land Trust of _____ County,
1970 Missouri", and the members thereof shall be known as land
1971 trustees. Such land trust shall have and exercise all the
1972 powers that are conferred by sections 141.210 to 141.810
1973 necessary and incidental to the effective management, sale
1974 or other disposition of real estate acquired under and by
1975 virtue of the foreclosure of the lien for delinquent real
1976 estate taxes, as provided in said sections, and in the
1977 exercise of such powers, the land trust shall be deemed to
1978 be a public corporation acting in a governmental capacity.
1979 Where a county has elected to establish a land bank agency
1980 under subsection 1 of section 140.981, no such land trust
1981 shall be created under sections 141.700 to 141.810.

1982 141.819. 1. In all partial opt-in counties, prior to
1983 a confirmation by a court of a deemed bid under subsection 2
1984 of section 141.560, a land trust shall be created for the
1985 management, sale, and other disposition of tax delinquent
1986 lands, which shall be known as "The Land Trust of _____
1987 County, Missouri", and the board of which shall be known as

1988 land trustees. The county commission of such county shall
1989 appoint by resolution or order one or three land trustees.
1990 The first appointed land trustee shall serve for a term of
1991 two years and the remaining land trustees shall serve for
1992 terms of three years respectively, as applicable.
1993 Thereafter, land trustees shall be appointed by the county
1994 commission for a term of office of two years, except that
1995 all vacancies shall be filled for an unexpired term.

1996 2. If a county elected to establish a land bank agency
1997 under subsection 1 of section 140.981, no such land trust
1998 shall be created under sections 141.700 to 141.819.

1999 3. Such land trust, by majority vote of the land
2000 trustees, shall have the power and duty to sell, exchange,
2001 or otherwise dispose of real estate, provided, however, that
2002 any such sale, exchange, or disposal shall be for
2003 consideration equal to or in excess of two-thirds of the
2004 appraised value of such real estate so sold or conveyed, and
2005 if such consideration is less than two-thirds of the
2006 appraised value of such real estate, the land trust shall
2007 first procure a majority vote of the county commission.

2008 4. (1) The land trust shall set up accounts relating
2009 to the operation and management of the land trust.

2010 (2) When any parcel of real estate is sold or
2011 otherwise disposed of by the land trust, the proceeds
2012 therefrom shall be applied and distributed in the following
2013 order:

2014 (a) To the payment of the expenses of sale;

2015 (b) To the costs of the care, improvement, operation,
2016 acquisition, demolition, management, and administration of
2017 parcels of real estate owned by the land trust; and

2018 (c) To the county's general fund.

2019 5. No land trustee shall receive any compensation,
2020 emolument, or other profit directly or indirectly from the

2021 rental, management, acquisition, sale, demolition, repair,
2022 rehabilitation, use, operation, ownership, or disposition of
2023 any lands held by such land trust.

2024 141.980. 1. (1) Sections 141.980 to 141.1015 shall
2025 be known [and may be cited] as the "Chapter 141 Municipal
2026 Land Bank Act".

2027 (2) Any municipality located wholly or partially
2028 within a county electing to operate wholly under the
2029 provisions of sections 141.210 to 141.810 may establish a
2030 land bank agency for the management, sale, transfer, and
2031 other disposition of interests in real estate owned by such
2032 land bank agency. Any such land bank agency created shall
2033 be created to foster the public purpose of returning land,
2034 including land that is in a nonrevenue-generating, nontax-
2035 producing status to use in private ownership or for public
2036 use. Such land bank agency shall be established by
2037 ordinance or resolution as applicable. Such land bank
2038 agency shall not own any interest in real estate that is
2039 located wholly or partially outside such establishing
2040 municipality. No municipality in a partial opt-in county is
2041 eligible to establish a land bank agency under this section.

2042 2. The beneficiaries of the land bank agency shall be
2043 the taxing authorities that held or owned tax bills against
2044 the respective parcels of real estate acquired by such land
2045 bank agency pursuant to a deemed sale under subsection 3 of
2046 section 141.560, by deed from a land trust under subsection
2047 1 of section 141.984, or pursuant to a sale under
2048 subdivision (2) of subsection 2 of section 141.550 included
2049 in the judgment of the court, and the beneficiaries'
2050 respective interests in each parcel of real estate shall be
2051 to the extent and in the proportion and according to the
2052 priorities determined by the court on the basis that the
2053 principal amount of the beneficiaries' respective tax bills

2054 bore to the total principal amount of all of the tax bills
2055 described in the judgment.

2056 3. Each land bank agency created pursuant to this
2057 chapter shall be a public body corporate and politic, and
2058 shall have permanent and perpetual duration until terminated
2059 and dissolved in accordance with the provisions of section
2060 141.1012.

2061 141.984. 1. Within one year of the effective date of
2062 the ordinance or resolution passed establishing a land bank
2063 agency under this chapter, title to any real property held
2064 by a land trust created pursuant to section 141.700 that is
2065 located wholly within the municipality that created the land
2066 bank agency shall be transferred by deed to such land bank
2067 agency.

2068 2. The income of a land bank agency shall be exempt
2069 from all taxation by the state and by any of its political
2070 subdivisions. Upon acquiring title to any real estate, a
2071 land bank agency shall immediately notify the county
2072 assessor and the collector of such ownership, and such real
2073 estate shall be exempt from all taxation during the land
2074 bank agency's ownership thereof, in the same manner and to
2075 the same extent as any other publicly owned real estate, and
2076 upon the sale or other disposition of any real estate held
2077 by it, such land bank agency shall immediately notify the
2078 county assessor and the collector of such change of
2079 ownership; provided however, that such tax exemption for
2080 improved and occupied real property held by such land bank
2081 agency as lessor pursuant to a ground lease shall terminate
2082 upon the first such occupancy, and such land bank agency
2083 shall immediately notify the county assessor and the
2084 collector of such occupancy.

2085 3. Subject to the limitation set forth in subsection 1
2086 of section 141.980, a land bank agency may acquire real

2087 property or interests in property by gift, devise, transfer,
2088 exchange, foreclosure, purchase, or [pursuant to sections
2089 141.560 to 141.580 or section 141.819. A land bank agency
2090 may only purchase real property for the purpose of adding to
2091 a parcel already owned by the land bank agency] or otherwise
2092 on terms and conditions and in a manner the land bank agency
2093 considers proper.

2094 4. Subject to the limitation set forth in subsection 1
2095 of section 141.980, a land bank agency may acquire property
2096 by purchase contracts, installment sales contracts, and land
2097 contacts, and may accept transfers from political
2098 subdivisions upon such terms and conditions as agreed to by
2099 the land bank agency and the political subdivision. Subject
2100 to the limitation set forth in subsection 1 of section
2101 141.980, a land bank agency may bid on any parcel of real
2102 estate offered for sale at a sheriff's foreclosure sale held
2103 in accordance with section 141.550. Notwithstanding any
2104 other law to the contrary, but subject to the limitation set
2105 forth in subsection 1 of section 141.980, any political
2106 subdivision may transfer to the land bank agency real
2107 property and interests in real property of the political
2108 subdivision on such terms and conditions and according to
2109 such procedures as determined by the political subdivision.

2110 5. A land bank agency shall maintain all of its real
2111 property in accordance with the laws and ordinances of the
2112 jurisdictions in which the real property is located.

2113 6. Upon confirmation under section 141.580 of a
2114 sheriff's foreclosure sale of a parcel of real estate to a
2115 land bank agency under subdivision (2) of subsection 2 of
2116 section 141.550, said land bank agency shall pay the amount
2117 of the land bank agency's bid that exceeds the amount of all
2118 tax bills included in the judgment, interest, penalties,
2119 attorney's fees and costs then due thereon. Such excess

2120 shall be applied and distributed in accordance with
2121 subsections 3 and 4 of section 141.580, exclusive of
2122 subdivision (3) of subsection 3 thereof. Upon such
2123 confirmation by the court, the collector shall mark the tax
2124 bills included in the judgment as "cancelled by sale to the
2125 land bank" and shall take credit for the full amount of such
2126 tax bills, including principal amount, interest, penalties,
2127 attorney's fees, and costs, on the collector's books and in
2128 the collector's statements with any other taxing authorities.

2129 141.1009. 1. A land bank agency shall be authorized
2130 to file an action to quiet title pursuant to section 527.150
2131 as to any real property in which the land bank agency has an
2132 interest. For purposes of any and all such actions, the
2133 land bank agency shall be deemed to be the holder of
2134 sufficient legal and equitable interests, and possessory
2135 rights, so as to qualify the land bank agency as adequate
2136 petitioner in such action.

2137 2. Prior to the filing of an action to quiet title the
2138 land bank agency shall conduct an examination of title to
2139 determine the identity of any and all persons and entities
2140 possessing a claim or interest in or to the real property.
2141 Service of the petition to quiet title shall be provided to
2142 all such interested parties by the following methods:

2143 (1) Registered or certified mail to such identity and
2144 address as reasonably ascertainable by an inspection of
2145 public records;

2146 (2) In the case of occupied real property by first
2147 class mail, addressed to "Occupant";

2148 (3) By posting a copy of the notice on the real
2149 property;

2150 (4) By publication in a newspaper of general
2151 circulation in the municipality in which the property is
2152 located; and

2153 (5) Such other methods as the court may order or as
2154 may be required by prevailing notions of due process.

2155 3. As part of the petition to quiet title the land
2156 bank agency shall file an affidavit identifying all parties
2157 potentially having an interest in the real property, and the
2158 form of notice provided.

2159 4. The court shall schedule a hearing on the petition
2160 within ninety days following filing of the petition, and as
2161 to all matters upon which an answer was not filed by an
2162 interested party the court shall issue its final judgment
2163 within one hundred twenty days of the filing of the petition.

2164 5. A land bank agency shall be authorized to join in a
2165 single petition to quiet title one or more parcels of real
2166 property.

2167 141.1020. Notwithstanding any provision of sections
2168 141.980 to 141.1020 to the contrary, a land bank agency may
2169 rent or lease property held by the land bank agency for
2170 community, noncommercial, and agricultural uses.

2171 249.255. 1. Should a public sewer district created
2172 and organized pursuant to constitutional or statutory
2173 authority place a lien upon a customer's property for unpaid
2174 sewer charges, the lien, once properly recorded, shall have
2175 priority above all liens except for those taxes levied for
2176 state and county purposes.

2177 2. Should the sewer charges of a public sewer district
2178 created and organized pursuant to constitutional or
2179 statutory authority remain unpaid for a period in excess of
2180 three months, the district, after notice to the customer by
2181 certified mail, shall have the authority at its discretion,
2182 to disconnect the customer's sewer line from the district's
2183 line or request any private water company, public water
2184 supply district, or any municipality supplying water to the
2185 premises to discontinue service to the customer until such

2186 time as the sewer charges and all related costs of this
2187 section are paid."; and
2188 Further amend the title and enacting clause accordingly.