

# SENATE AMENDMENT NO. \_\_\_\_\_

Offered by \_\_\_\_\_ Of \_\_\_\_\_

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

2 by striking "homeownership" and inserting in lieu thereof  
3 the following: "real estate"; and

4 Further amend said bill and page, section A, line 3, by  
5 inserting after all of said line the following:

6 "82.1025. 1. Sections 82.1025, 82.1027 and 82.1030

7 apply to a nuisance located within the boundaries of:

8 (1) Any city not within a county;

9 (2) Any home rule city with at least three hundred  
10 fifty thousand inhabitants which is located in more than one  
11 county;

12 (3) Any home rule city with more than one hundred  
13 sixty thousand but fewer than two hundred thousand  
14 inhabitants; **[or]**

15 (4) Any home rule city with more than seventy-one  
16 thousand but fewer than seventy-nine thousand inhabitants; or

17 (5) Any city with more than one hundred five thousand  
18 but fewer than one hundred twenty-five thousand inhabitants.

19 2. Any property owner who owns property within one  
20 thousand two hundred feet of a parcel of property that is  
21 alleged to be a nuisance may bring a nuisance action under  
22 this section against the offending property owner for the  
23 amount of damage created by such nuisance to the value of  
24 the petitioner's property, including diminution in value of  
25 the petitioner's property, and court costs.

26           3. An action for injunctive relief to abate a nuisance  
27 may be brought under this section by:

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

31           (2) A neighborhood organization, as defined in section  
32 82.1027, on behalf of any person or persons who own property  
33 within the boundaries of the neighborhood or neighborhoods  
34 described in the articles of incorporation or bylaws of the  
35 neighborhood organization and who could maintain a nuisance  
36 action under this section or under the common law of private  
37 nuisance, or on its own behalf with respect to a nuisance on  
38 property anywhere within the boundaries of the neighborhood  
39 or neighborhoods.

40           4. An action shall not be brought under this section  
41 until sixty days after the party who brings the action has  
42 mailed notice of intent to bring an action under this  
43 section, postage prepaid, to:

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

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

52 that a nuisance exists and that legal action may be taken  
53 against the owner of the property if the nuisance is not  
54 eliminated within sixty days after the date on the mailed  
55 notice. If the notice is returned unclaimed or refused,  
56 designated by the post office to be undeliverable, or signed  
57 for by a person other than the addressee, then adequate and

58 sufficient notice shall be provided by posting a copy of the  
59 notice on the property where the nuisance allegedly is  
60 occurring. A sworn affidavit by the person who mailed or  
61 posted the notice describing the date and manner that notice  
62 was given shall be sufficient evidence to establish that the  
63 notice was given. The notice shall specify:

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

70 5. A copy of a notice of citation issued by the city  
71 or county that shows the date the citation was issued shall  
72 be prima facie evidence of whether and for how long the  
73 property has been in violation of the code or ordinance  
74 provisions described in the citation.

75 6. A proceeding under this section shall:

- 76 (1) Be heard at the earliest practicable date; and  
77 (2) Be expedited in every way.

78 7. When a property owner or neighborhood organization  
79 brings an action under this section for injunctive relief to  
80 abate a nuisance, a prima facie case for injunctive relief  
81 shall be made upon proof that a nuisance exists on the  
82 property. An action for injunctive relief to abate a  
83 nuisance shall be heard by the court without a jury and  
84 shall not require proof that the party bringing the action  
85 has sustained damage or loss as a result of the nuisance.

86 8. When a property owner or neighborhood organization  
87 bringing the action prevails in such action, such property  
88 owner or organization may be entitled to an award for  
89 attorneys' fees and expenses, based on the amount of time  
90 reasonably expended, as ordered by the court, which award

91 for attorneys' fees and expenses shall be entered as a  
92 judgment against the owner of the property on which the act  
93 or condition constituting the nuisance occurred or was  
94 located.

95 9. In addition to any other penalties or costs  
96 associated with the abatement of a nuisance that are imposed  
97 pursuant to sections 82.1025 to 82.1031, any person or  
98 entity that is not a resident of this state and who is an  
99 owner of property found to have a code or ordinance  
100 violation shall be subject to a civil fine of two thousand  
101 dollars per violation. Any property found to have a code or  
102 ordinance violation and that is structurally unsafe or poses  
103 a threat to persons or other property shall have such  
104 nuisance abated within one year of the code or ordinance  
105 violation. Any such property that is not abated within one  
106 year, and any property with unpaid civil fines within two  
107 years of the imposition of the fine shall be subject to sale  
108 by the taxing jurisdiction in which the property is  
109 located. The property shall be sold in an amount that will  
110 satisfy the costs incurred for abating the property as well  
111 as any outstanding civil fines. Such sale shall coincide  
112 with the sale of delinquent properties under chapters 140  
113 and 141.

114 140.010. 1. All real estate upon which the taxes  
115 remain unpaid on the first day of January, annually, are  
116 delinquent, and the county collector shall enforce the lien  
117 of the state thereon, as required by this chapter. Any  
118 failure to properly return the delinquent list, as required  
119 by this chapter, in no way affects the validity of the  
120 assessment and levy of taxes, nor of the foreclosure and  
121 sale by which the collection of the taxes is enforced, nor  
122 in any manner affects the lien of the state on the  
123 delinquent real estate for the taxes unpaid thereon.

124           2. Alternatively, any county may, by adoption of a  
125 resolution or order of the county commission of such county,  
126 elect to operate under the provisions of sections 141.210 to  
127 141.810 for any parcel [for which there is an unpaid tax  
128 bill for a period of at least two years after the date on  
129 which it became delinquent]. Any county electing to operate  
130 as such shall be called a "partial opt-in county". No  
131 county eligible to establish a land bank agency under  
132 subsection 1 of section 140.981 shall elect to operate as a  
133 partial opt-in county unless the county first elects to  
134 establish a land bank agency as provided in subsection 1 of  
135 section 140.981. In accordance with section 141.290, after  
136 the adoption of such resolution or order by a county  
137 commission, the collector of the county shall decide which  
138 tax delinquent parcels shall proceed according to the  
139 provisions of sections 141.210 to 141.810. Such parcels  
140 shall be exempt from the provisions of sections 140.030 to  
141 140.722. The collector shall remove such parcels from any  
142 list of parcels advertised for first, second, third, or post-  
143 third sales.

144           140.190. 1. On the day mentioned in the notice, the  
145 county collector shall commence the sale of such lands, and  
146 shall continue the same from day to day until each parcel  
147 assessed or belonging to each person assessed shall be sold  
148 as will pay the taxes, interest, and charges thereon, or  
149 chargeable to such person in said county.

150           2. (1) The person or land bank agency offering at  
151 said sale to pay the required sum for a tract shall be  
152 considered the purchaser of such land; provided, no sale  
153 shall be made to any person or designated agent who:

154           (a) Is currently delinquent on any tax payments on any  
155 property, other than a delinquency on the property being  
156 offered for sale, and who does not sign an affidavit stating

157 such at the time of sale. Failure to sign such affidavit as  
158 well as signing a false affidavit may invalidate such sale;

159 (b) Is a member of the governing body of a land bank  
160 agency;

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

162 (d) Is an elected or appointed official of the  
163 governing body, or an employee of such official, of the  
164 political subdivision in which a land bank agency is  
165 located; or

166 (e) Is related within the second degree of  
167 consanguinity to a person described in paragraphs (b) to (d)  
168 of this subdivision.

169 (2) No bid shall be received from any person not a  
170 resident of the state of Missouri or a foreign corporation  
171 or entity all deemed nonresidents. A nonresident shall file  
172 with said collector an agreement in writing consenting to  
173 the jurisdiction of the circuit court of the county in which  
174 such sale shall be made, and also filing with such collector  
175 an appointment of some citizen of said county as agent of  
176 said nonresident, and consenting that service of process on  
177 such agent shall give such court jurisdiction to try and  
178 determine any suit growing out of or connected with such  
179 sale for taxes. After the delinquent auction sale, any  
180 certificate of purchase shall be issued to the agent. After  
181 meeting the requirements of section 140.405, the property  
182 shall be conveyed to the agent on behalf of the nonresident,  
183 and the agent shall thereafter convey the property to the  
184 nonresident. A collector may preclude a prospective bidder  
185 from participating in a sale for failure to comply with any  
186 of the provisions of this section.

187 3. All such written consents to jurisdiction and  
188 selective appointments shall be preserved by the county  
189 collector and shall be binding upon any person or

190 corporation claiming under the person consenting to  
191 jurisdiction and making the appointment herein referred to;  
192 provided further, that in the event of the death, disability  
193 or refusal to act of the person appointed as agent of said  
194 nonresident the county clerk shall become the appointee as  
195 agent of said nonresident.

196 4. No person residing in any home rule city with more  
197 than seventy-one thousand but fewer than seventy-nine  
198 thousand inhabitants shall be eligible to offer to purchase  
199 lands under this section unless such person has, no later  
200 than ten days before the sale date, demonstrated to the  
201 satisfaction of the official charged by law with conducting  
202 the sale that the person is not the owner of any parcel of  
203 real property that has two or more violations of the  
204 municipality's building or housing codes. A prospective  
205 bidder may make such a demonstration by presenting  
206 statements from the appropriate collection and code  
207 enforcement officials of the municipality. This subsection  
208 shall not apply to any taxing authority or land bank agency,  
209 and entities shall be eligible to bid at any sale conducted  
210 under this section without making such a demonstration.

211 140.250. 1. Whenever any lands have been or shall  
212 hereafter be offered for sale for delinquent taxes,  
213 interest, penalty, and costs by the collector of the proper  
214 county for any two successive years and no person shall have  
215 bid therefor a sum equal to the delinquent taxes thereon,  
216 interest, penalty and costs provided by law, then such  
217 county collector shall at the next regular tax sale of lands  
218 for delinquent taxes sell same to the highest bidder, except  
219 the highest bid shall not be less than the sum equal to the  
220 delinquent taxes, interest, penalties, and costs, and there  
221 shall be a ninety-day period of redemption from such sales  
222 as specified in section 140.405.

223           2. A certificate of purchase shall be issued as to  
224 such sales, and the purchaser at such sales shall be  
225 entitled to the issuance and delivery of a collector's deed  
226 upon completion of title search action as specified in  
227 section 140.405.

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

231           4. A purchaser at any sale subsequent to the third  
232 offering of any land or lots, whether by the collector or a  
233 trustee as provided in section 140.260, shall be entitled to  
234 the immediate issuance and delivery of a collector's deed  
235 and there shall be no period of redemption from such post-  
236 third year sales; provided, however, before any purchaser at  
237 a sale to which this section is applicable shall be entitled  
238 to a collector's deed it shall be the duty of the collector  
239 to demand, and the purchaser to pay, in addition to the  
240 purchaser's bid, all taxes due and unpaid on such lands or  
241 lots that become due and payable on such lands or lots  
242 subsequent to the date of the taxes included in such  
243 advertisement and sale. The collector's deed or trustee's  
244 deed shall have priority over all other liens or  
245 encumbrances on the property sold except for real property  
246 taxes.

247           5. A purchaser at any sale subsequent to the third  
248 offering of any land or lots, whether by the collector or a  
249 trustee as provided in section 140.260, may elect to proceed  
250 under subsection 1 of this section and subsection 6 of  
251 section 140.405 by giving notice to the collector prior to  
252 the issuance of a collector's deed.

253           6. In the event the real purchaser at any sale to  
254 which this section is applicable shall be the owner of the  
255 lands or lots purchased, or shall be obligated to pay the

256 taxes for the nonpayment of which such lands or lots were  
257 sold, then no collector's deed shall be issued to such  
258 purchaser, or to anyone acting for or on behalf of such  
259 purchaser, without payment to the collector of such  
260 additional amount as will discharge in full all delinquent  
261 taxes, penalty, interest and costs.

262 140.420. If no person shall redeem the lands sold for  
263 taxes prior to the expiration of the right to redeem, at the  
264 expiration thereof, and on production of the certificate of  
265 purchase and upon proof satisfactory to the collector that a  
266 purchaser or the purchaser's heirs, successors, or assigns  
267 are authorized to acquire the deed:

268 (1) The collector of the county in which the sale of  
269 such lands took place shall execute to the purchaser or the  
270 purchaser's heirs or assigns, in the name of the state, a  
271 conveyance of the real estate so sold, which shall vest in  
272 the grantee an absolute estate in fee simple, subject,  
273 however, to all claims thereon for unpaid taxes except such  
274 unpaid taxes, existing at time of the purchase of said lands  
275 and the lien for which taxes was inferior to the lien for  
276 taxes for which said tract or lot of land was sold; and

277 (2) The state of Missouri or any person, taxing  
278 authority, tax district, judgment creditor, or lienholder  
279 that had a right, title, interest, claim, or equity of  
280 redemption on or to the lands or that had a lien upon the  
281 lands shall be barred and forever foreclosed of such  
282 unclaimed right, title, interest, claim, or equity of  
283 redemption in or to the lands and of any lien upon the lands.

284 140.980. 1. Sections 140.980 to 140.1015 shall be  
285 known [and may be cited] as the "Chapter 140 Land Bank Act".

286 2. As used in sections 140.980 to 140.1015, the  
287 following terms mean:

288           (1) "Land bank agency", an agency established by a  
289 county or municipality under the authority of section  
290 140.981;

291           (2) "Land taxes", taxes on real property or real  
292 estate, including the taxes both on the land and the  
293 improvements thereon;

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

296           (4) "Political subdivision", any county, city, town,  
297 village, school district, library district, or any other  
298 public subdivision or public corporation that has the power  
299 to tax;

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

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

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

310           140.981. 1. Any county with more than one million  
311 inhabitants may establish a land bank agency for the  
312 management, sale, transfer, and other disposition of  
313 interests in real estate owned by such land bank agency.  
314 Any such county may establish a land bank agency by  
315 ordinance, resolution, or rule, as applicable. Such  
316 ordinance, resolution, or rule shall specify the name of the  
317 land bank agency. No county in which a land bank agency has  
318 been established under the provisions of sections 141.980 to  
319 141.1015 shall elect to establish a land bank agency under  
320 this section.

321           2. Any municipality with more than one thousand five  
322 hundred inhabitants not located within a county with more  
323 than one million inhabitants may establish a land bank  
324 agency for the management, sale, transfer, and other  
325 disposition of interests in real estate owned by such land  
326 bank agency. A municipality may establish a land bank  
327 agency by ordinance, resolution, or rule, as applicable.

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

331           4. A land bank agency shall be established for the  
332 purpose of returning land, including land that is in a non-  
333 revenue-generating, non-tax-producing status, to use in  
334 private ownership, or for public use.

335           5. A land bank agency created under the chapter 140  
336 land bank act shall be a public body corporate and politic  
337 and shall have permanent and perpetual duration until  
338 terminated and dissolved in accordance with the provisions  
339 of section 140.1012.

340           140.982. 1. If a county establishes a land bank  
341 agency under subsection 1 of section 140.981, the members of  
342 the first board of directors of a land bank agency shall be  
343 appointed within ninety days after the effective date of the  
344 ordinance, resolution, or rule passed establishing such land  
345 bank agency. [If any appointing authority fails to make any  
346 appointment of a board member within the time the first  
347 appointments are required, the appointment shall be made by  
348 the county council. The following requirements shall apply  
349 to the board of directors:

350           (1) The board of directors shall consist of seven  
351 members:

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

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

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

363 (d) One of whom shall be appointed by consensus of the  
364 county executive and the president of the municipal league  
365 of the county; and

366 (e) Two of whom shall be resident representatives.  
367 Resident representatives shall be appointed by a majority  
368 vote of the other board members, and each resident  
369 representative shall maintain a primary residence within one  
370 of the twenty municipalities containing the highest  
371 percentage of tax delinquent parcels;] The county council  
372 may, as part of such ordinance, resolution, or rule, provide  
373 for the qualifications for members of the board of  
374 directors. The board of directors of the land bank agency  
375 shall consist of seven members appointed by the county  
376 executive pursuant to the authority vested in that office by  
377 the county charter. The following requirements shall apply  
378 to the board of directors:

379 [(2)] (1) The term of office of a member shall be four  
380 years. Each member's primary residence shall be in the  
381 county that has established the land bank agency. Each  
382 member serves at the pleasure of the member's appointing  
383 authority, may be an employee of the appointing authority,  
384 and shall serve without compensation;

385            [(3)] (2) No public officer shall be eligible to serve  
386 as a board member. For purposes of this subdivision,  
387 "public officer" means a person who is holding an elected  
388 public office. Any public employee shall be eligible to  
389 serve as a board member;

390            [(4)] (3) The members of the board shall select  
391 annually from among themselves a chair, a vice chair, a  
392 treasurer, and such other officers as the board may  
393 determine and shall establish the officers' duties, as may  
394 be regulated by rules adopted by the board;

395            [(5)] (4) The board shall establish rules and  
396 requirements relative to the attendance and participation of  
397 members in its meetings, regular or special. Such rules and  
398 regulations may prescribe a procedure whereby, if any member  
399 fails to comply with such rules and regulations, such member  
400 may be disqualified and removed automatically from office by  
401 no less than a majority vote of the remaining members of the  
402 board, and that member's position shall be vacant as of the  
403 first day of the next calendar month. Any person removed  
404 under the provisions of this subdivision shall be ineligible  
405 for reappointment to the board unless such reappointment is  
406 confirmed unanimously by the board;

407            [(6)] (5) A vacancy on the board shall be filled in  
408 the same manner as the original appointment[. If any  
409 appointing authority fails to make any appointment of a  
410 board member within sixty days after any term expires, the  
411 appointment shall be made by the county council] within  
412 sixty days and shall be done in compliance with the county  
413 charter;

414            [(7)] (6) Board members shall serve without  
415 compensation. The board may reimburse any member for  
416 expenses actually incurred in the performance of duties on  
417 behalf of the land bank agency;

418            [(8)] (7) The board shall have the power to organize  
419 and reorganize the executive, administrative, clerical, and  
420 other departments of the land bank agency and to fix the  
421 duties, powers, and compensation of all employees, agents,  
422 and consultants of the land bank agency;

423            [(9)] (8) The board shall meet in regular session  
424 according to a schedule adopted by the board and also shall  
425 meet in special session as convened by the chair or upon  
426 written notice signed by a majority of the members. The  
427 presence of a majority of total membership, excluding  
428 vacancies, shall constitute a quorum;

429            [(10)] (9) All actions of the board shall be approved  
430 by the affirmative vote of a majority of the members of that  
431 board present and voting. However, no action of the board  
432 shall be authorized on the following matters unless approved  
433 by a majority of the total board membership:

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

437            (b) Hiring or firing of any employee or contractor of  
438 the land bank agency. This function may, by majority vote,  
439 be delegated by the board to a specified officer or  
440 committee of the land bank agency under such terms and  
441 conditions and to the extent that the board may specify;

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

443            (d) Sale, encumbrance, or alienation of real property,  
444 improvements, or personal property;

445            [(11)] (10) The governing body of the county  
446 establishing a land bank agency may incur debt, including,  
447 without limitation, borrowing moneys and issuing bonds,  
448 notes, or other obligations to provide funding for the land  
449 bank agency;

450            [(12)] (11) Members of a board shall not be liable  
451 personally on the bonds or other obligations of the land  
452 bank agency, and the rights of creditors shall be solely  
453 against such land bank agency; and

454            [(13)] (12) Vote by proxy shall not be permitted. Any  
455 member may request a recorded vote on any resolution or  
456 action of the land bank agency.

457            2. If a municipality establishes a land bank agency  
458 under subsection 1 of section 140.981, the ordinance,  
459 resolution, or rule, as applicable, may specify the  
460 following:

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

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

465            (3) The initial individuals to serve as members of the  
466 board of directors and the length of terms for which the  
467 members are to serve; and

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

470            3. A land bank agency may employ a secretary, an  
471 executive director, its own counsel and legal staff,  
472 technical experts, and other agents and employees, permanent  
473 or temporary, as it may require and may determine the  
474 qualifications and fix the compensation and benefits of such  
475 persons. A land bank agency may also enter into contracts  
476 and agreements with political subdivisions for staffing  
477 services to be provided to the land bank agency by political  
478 subdivisions or agencies or departments thereof, or for a  
479 land bank agency to provide such staffing services to  
480 political subdivisions or agencies or departments thereof.

481            140.983. A land bank agency established under the  
482 chapter 140 land bank act shall have all powers necessary or

483 appropriate to carry out and effectuate the purposes and  
484 provisions of the chapter 140 land bank act, including the  
485 following powers in addition to those herein otherwise  
486 granted:

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

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

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

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

497 (5) To procure insurance or guarantees from political  
498 subdivisions, the state, the federal government, or any  
499 other public or private sources of the payment of any bond,  
500 note, loan, or other obligation, or portion thereof,  
501 incurred by the land bank agency and to pay any fees or  
502 premiums in connection therewith;

503 (6) To enter into contracts and other instruments  
504 necessary, incidental, or convenient to the performance of  
505 its duties and the exercise of its powers including, but not  
506 limited to, agreements with other land bank agencies and  
507 with political subdivisions for the joint exercise of powers  
508 under this chapter;

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

511 (a) The performance of functions by the land bank  
512 agency on behalf of political subdivisions, or agencies or  
513 departments thereof; or

514 (b) The performance by political subdivisions, or  
515 agencies or departments thereof, of functions on behalf of  
516 the land bank agency;

517 (8) To make and execute contracts and other  
518 instruments necessary or convenient to the exercise of the  
519 powers of the land bank agency;

520 (9) To procure insurance against losses in connection  
521 with the property, assets, or activities of the land bank  
522 agency;

523 (10) To invest the [moneys] money of the land bank  
524 agency in the same manner as moneys are invested by the  
525 state treasurer, including amounts deposited in reserve or  
526 sinking funds, at the discretion of the land bank agency in  
527 obligations or property determined proper by the land bank  
528 agency and to name and use depositories for its moneys;

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

531 (12) To design, develop for public use, construct,  
532 demolish, reconstruct, rehabilitate, renovate, relocate,  
533 equip, furnish, and otherwise improve real property or  
534 rights or interests in real property held by the land bank  
535 agency;

536 (13) To acquire property, whether by purchase,  
537 exchange, gift, lease, or otherwise, except not property not  
538 wholly located in the county or municipality that  
539 established the land bank agency; to grant or acquire  
540 licenses and easements; and to sell, grant an option with  
541 respect to, or otherwise dispose of, any property of the  
542 land bank agency;

543 (14) To enter into partnerships, joint ventures, and  
544 other collaborative relationships with political  
545 subdivisions and other public and private entities for the  
546 management, development, and disposition of real property,

547 except not for property not wholly located in the county or  
548 municipality that established the land bank agency; and

549 (15) Subject to the other provisions of this chapter  
550 and all other applicable laws, to do all other things  
551 necessary or convenient to achieve the objectives and  
552 purposes of the land bank agency or other laws that relate  
553 to the purposes and responsibility of the land bank agency.

554 140.984. 1. The income of a land bank agency shall be  
555 exempt from all taxation by the state and by any of its  
556 political subdivisions. Upon acquiring title to any real  
557 estate, a land bank agency shall immediately notify the  
558 county assessor and the county collector of such ownership;  
559 all taxes, special taxes, fines, and fees on such real  
560 estate shall be deemed satisfied by transfer to the land  
561 bank agency; and such property shall be exempt from all  
562 taxation during the land bank agency's ownership thereof, in  
563 the same manner and to the same extent as any other publicly  
564 owned real estate. Upon the sale or other disposition of  
565 any real estate held by it, the land bank agency shall  
566 immediately notify the county assessor and the county  
567 collector of such change of ownership. However, that such  
568 tax exemption for improved and occupied real property held  
569 by the land bank agency as a lessor pursuant to a ground  
570 lease shall terminate upon the first occupancy[, and]. The  
571 land bank agency shall immediately notify the county  
572 assessor and the county collector of such occupancy.

573 2. A land bank agency may acquire real property by  
574 gift, devise, transfer, exchange, foreclosure, purchase, or  
575 pursuant to sections 141.560 to 141.580 or section 141.819,  
576 except a land bank agency shall not acquire property located  
577 partially or wholly outside the boundaries of the county or  
578 municipality that established such land bank agency.

579           3. A land bank agency may acquire property by purchase  
580 contracts, lease purchase agreements, installment sales  
581 contracts, and land contracts and may accept transfers from  
582 political subdivisions upon such terms and conditions as  
583 agreed to by the land bank agency and the political  
584 subdivision. A land bank agency may bid on any parcel of  
585 real estate offered for sale, offered at a foreclosure sale  
586 under sections 140.220 to 140.250, offered at a sale  
587 conducted under section 140.190, 140.240, or 140.250, or  
588 offered at a foreclosure sale under section 141.550.

589 Notwithstanding any other law to the contrary, any political  
590 subdivision may transfer to the land bank agency real  
591 property and interests in real property of the political  
592 subdivision on such terms and conditions and according to  
593 such procedures as determined by the political subdivision.

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

597           5. Upon issuance of a deed to a parcel of real estate  
598 to a land bank agency under subsection 4 of section 140.250,  
599 subsection 5 of section 140.405, other sale conducted under  
600 section 140.190, 140.240, or 140.250, or section 141.550,  
601 the land bank agency shall pay only the amount of the land  
602 bank agency's bid that exceeds the amount of all tax bills  
603 included in the judgment, interest, penalties, attorney's  
604 fees, taxes, and costs then due thereon. If the real estate  
605 is acquired in a delinquent land tax auction under  
606 subsection 4 of section 140.250, subsection 5 of section  
607 140.405, or other sale conducted under section 140.190,  
608 140.240, or 140.250, such excess shall be applied and  
609 distributed in accordance with section 140.230. If the real  
610 estate is acquired in a delinquent land tax auction under  
611 section 141.550, such excess shall be applied and

612 distributed in accordance with subsections 3 and 4 of  
613 section 141.580, exclusive of subdivision (3) of subsection  
614 3 of section 141.580. Upon issuance of a deed, the county  
615 collector shall mark the tax bills included in the judgment  
616 as "cancelled by sale to the land bank" and shall take  
617 credit for the full amount of such tax bills, including  
618 principal amount, interest, penalties, attorney's fees, and  
619 costs, on the county collector's books and in the county  
620 collector's statements with any other taxing authorities.

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

624         7. Within one year of the effective date of the  
625 ordinance, resolution, or rule passed establishing a  
626 municipal land bank agency under subsection 2 of section  
627 140.981, the title to any real property that is located  
628 wholly within the municipality that created the land bank  
629 agency and that is held by a land trust created under  
630 subsection 1 of section 141.819 shall be transferred by deed  
631 from the land trust to such land bank agency, at the land  
632 bank agency's request.

633         140.985. 1. A land bank agency shall hold in its own  
634 name all real property acquired by such land bank agency,  
635 irrespective of the identity of the transferor of such  
636 property.

637         2. A land bank agency shall maintain and make  
638 available for public review and inspection an inventory and  
639 history of all real property the land bank agency holds or  
640 formerly held. This inventory and history shall be  
641 available on the land bank agency's website and include at a  
642 minimum:

643             (1) Whether a parcel is available for sale;

- 644           (2) The address of the parcel if an address has been  
645 assigned;
- 646           (3) The parcel number if no address has been assigned;
- 647           (4) The month and year that a parcel entered the land  
648 bank agency's inventory;
- 649           (5) Whether a parcel has sold;
- 650           (6) If a parcel has sold, the name of the person or  
651 entity to which it was sold; and
- 652           (7) Whether the parcel was acquired by the land bank  
653 agency through judicial foreclosure, nonjudicial  
654 foreclosure, donation, or some other manner.

655           3. The land bank agency shall determine and set forth  
656 in policies and procedures the general terms and conditions  
657 for consideration to be received by the land bank agency for  
658 the transfer of real property and interests in real  
659 property. Consideration may take the form of monetary  
660 payments and secured financial obligations, covenants, and  
661 conditions related to the present and future use of the  
662 property; contractual commitments of the transferee; and  
663 such other forms of consideration as the land bank agency  
664 determines to be in the best interest of the land bank  
665 agency.

666           4. A land bank agency may convey, exchange, sell,  
667 transfer, grant, release and demise, pledge, and hypothecate  
668 any and all interests in, upon, or to property of the land  
669 bank agency. A land bank agency may gift any interest in,  
670 upon, or to property to the county or municipality that  
671 established the land bank agency.

672           5. A county or municipality may, in its resolution,  
673 ordinance, or rule creating a land bank agency, establish a  
674 hierarchical ranking of priorities for the use of real  
675 property conveyed by such land bank agency, including, but  
676 not limited to:

- 677           (1) Use for purely public spaces and places;  
678           (2) Use as wildlife conservation areas;  
679           (3) Use as a green field area; and  
680           (4) To return to private use.

681           If a county or municipality, in its resolution,  
682 ordinance, or rule creating a land bank agency, establishes  
683 priorities for the use of real property conveyed by the land  
684 bank agency, such priorities shall be consistent with and no  
685 more restrictive than municipal planning and zoning  
686 ordinances.

687           6. The land bank agency may delegate to officers and  
688 employees the authority to enter into and execute  
689 agreements, instruments of conveyance, and all other related  
690 documents pertaining to the conveyance of property by the  
691 land bank agency.

692           7. Any property sold by a land bank agency that was  
693 acquired through purchase, transfer, exchange, or gift shall  
694 be sold.

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

- 699           (1) To the payment of the expenses of the sale;  
700           (2) To fulfill the requirements of the resolution,  
701 indenture, or other financing documents adopted or entered  
702 into in connection with bonds, notes, or other obligations  
703 of the land bank agency, to the extent that such  
704 requirements may apply with respect to such parcel of real  
705 estate;  
706           (3) To the land bank agency to pay the salaries and  
707 other expenses of such land bank agency and of its employees  
708 as provided for in its annual budget; and

709           (4) Any funds in excess of those necessary to meet the  
710 expenses of the annual budget of the land bank agency in any  
711 fiscal year and a reasonable sum to carry over into the next  
712 fiscal year to assure that sufficient funds will be  
713 available to meet initial expenses for that next fiscal year  
714 shall be paid to the respective taxing authorities that, at  
715 the time of the distribution, are taxing the real property  
716 from which the proceeds are being distributed. The  
717 distributions shall be in proportion to the amounts of the  
718 taxes levied on the properties by the taxing authorities.  
719 Distribution shall be made on January first and July first  
720 of each year, and at such other times as the land bank  
721 agency may determine.

722           140.986. 1. No later than five years from the date it  
723 acquired the property, a land bank agency shall either sell,  
724 put to a productive use, or show significant progress  
725 towards selling or putting the property to a productive use  
726 [a parcel of real property]. A productive use may be  
727 demolishing all structures of the property or using the  
728 property for a community garden, park, or other open public  
729 space. No later than eight years from the date it acquired  
730 the property, a land bank agency shall sell, clear, or put  
731 such property to public use.

732           2. The governing body of the county or municipality  
733 may grant the land bank agency a one-year extension if the  
734 body determines by a majority vote that unforeseen  
735 circumstances have delayed the sale or productive use of a  
736 parcel of property.

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

742           140.987. 1. A land bank agency shall require that any  
743 buyer demonstrate that the buyer is not the owner of any  
744 parcel of real estate within the county or municipality that  
745 created the land bank agency for which a tax bill has been  
746 delinquent for more than one year or is in violation of any  
747 municipal building or housing code[, and is not the original  
748 owner or relative of such owner within the second degree of  
749 consanguinity of the parcel sold, transferred, exchanged, or  
750 gifted to the land bank agency].

751           2. No foreign or domestic corporation or limited  
752 liability company that has failed to appoint or maintain a  
753 registered agent under chapter 347 or 351 shall be eligible  
754 to buy property from the land bank agency. No foreign  
755 corporate entity shall be eligible to buy property from the  
756 land bank agency unless it has a certificate of authority to  
757 transact business in Missouri under section 351.572.

758           3. As a condition of the sale or other authorized  
759 conveyance of ownership of any parcel of land owned by the  
760 land bank agency to a private owner, such owner may be  
761 required to enter into a contract, which may be secured by a  
762 deed of trust in favor of the land bank agency, stipulating  
763 that such owner or the owner's successor agrees that such  
764 owner or the owner's successor make certain improvements to  
765 the parcel. If the land bank agency finds by resolution  
766 that the terms of the contract have not been satisfied, the  
767 land bank agency shall be authorized to bring suit to  
768 recover damages for the breach and to seek a judicial  
769 foreclosure of the parcel under sections 443.190 to 443.260,  
770 except that upon final judgment of the court, title shall  
771 revert to the land bank agency without necessity of sale.  
772 As an alternative to, or in addition to, seeking a judicial  
773 foreclosure, the land bank agency may, only by gift, assign  
774 or convey its right to foreclose under sections 443.190 to

775 443.260 to any 501(c)(3) tax-exempt nonprofit organization  
776 or exercise the right of reentry under chapter 524, 527, or  
777 534. The land bank agency or its assignee shall assume  
778 title to the land by filing a copy of the judgment with the  
779 recorder of deeds in the county where the property is  
780 located. Any property redeemed by the land bank agency  
781 under the provisions of this section shall be administered  
782 in the same manner as other property sold to the land bank  
783 agency.

784 140.988. 1. (1) A land bank agency may receive  
785 funding through grants and gifts from political  
786 subdivisions, the state, the federal government, and other  
787 public and private sources.

788 (2) A land bank agency may receive funding through  
789 gifts from any source, provided that the land bank agency  
790 shall not sell or otherwise transfer by any means any real  
791 property held by the land bank agency to the entity from  
792 which the land bank agency received a gift [pursuant to this  
793 subdivision].

794 2. Except as otherwise provided in subsection 7 of  
795 section 140.985, a land bank agency may receive and retain  
796 payments for services rendered, for consideration for  
797 disposition of real and personal property, for proceeds of  
798 insurance coverage for losses incurred, for income from  
799 investments, and for any other asset and activity lawfully  
800 permitted to a land bank agency under the chapter 140 land  
801 bank act.

802 3. If a land bank agency sells or otherwise disposes  
803 of a parcel of real estate held by it, any land taxes  
804 assessed against such parcel for the three tax years  
805 following such sale or disposition by such land bank agency  
806 that are collected by the county collector in a calendar  
807 year and not refunded, less the fees provided under section

808 52.260 and subsection 4 of this section and less the amounts  
809 to be deducted under section 137.720, shall be distributed  
810 by the county collector to such land bank agency no later  
811 than March first of the following calendar year, provided  
812 that land taxes impounded under section 139.031 or otherwise  
813 paid under protest shall not be subject to distribution  
814 under this subsection. Any amount required to be  
815 distributed to a land bank agency under this subsection  
816 shall be subject to offset for amounts previously  
817 distributed to such land bank agency that were assessed,  
818 collected, or distributed in error.

819 4. In addition to any other provisions of law related  
820 to collection fees, the county collector shall collect on  
821 behalf of the county a fee of four percent of reserve period  
822 taxes collected and such fees collected shall be deposited  
823 in the county general fund.

824 5. If a county has established a land bank agency  
825 under subsection 1 of section 140.981, the collector may  
826 collect on behalf of the county a fee for the collection of  
827 delinquent and back taxes of up to five percent on all sums  
828 collected to be added to the face of the tax bill and  
829 collected from the party paying the tax. All fees collected  
830 under the provisions of this subsection shall be paid to the  
831 land bank agency established under subsection 1 of section  
832 140.981.

833 140.991. 1. There shall be an annual audit of the  
834 affairs, accounts, expenses, and financial transactions of a  
835 land bank agency by a certified public accountant before  
836 April thirtieth of each year, which accountant shall be  
837 employed by the land bank agency on or before March first of  
838 each year. Certified copies of the audit shall be furnished  
839 to the county or municipality that established the land bank  
840 agency, and the county or municipality shall post the audit

841 on its [public] website. Copies of the audit shall also be  
842 available for public inspection at the office of the land  
843 bank agency.

844 2. The land bank agency may be performance audited at  
845 any time by the state auditor or by the auditor of the  
846 county or municipality that established the land bank  
847 agency. The land bank agency shall make copies of such  
848 audit available to the public and shall post a copy of the  
849 audit on the land bank agency's website within thirty days  
850 of the completion of the audit.

851 140.994. 1. A land bank agency shall have power to  
852 receive funds from bonds issued by the county or  
853 municipality that created the land bank agency, for any of  
854 its [corporate] purposes. The bonds shall be special,  
855 limited obligations of the county or municipality that  
856 created the land bank agency, the principal of and interest  
857 on which shall be payable solely from the income and revenue  
858 derived from the sale, or other disposition of the assets of  
859 the land bank agency, or such portion thereof as may be  
860 designated in the resolution, indenture, or other financing  
861 documents relating to the issuance of the bonds.

862 2. Bonds issued pursuant to this section shall not be  
863 deemed to be an indebtedness within the meaning of any  
864 constitutional or statutory limitation upon the incurring of  
865 indebtedness. The bonds shall not constitute a debt,  
866 liability, or obligation of the state or a pledge of the  
867 full faith and credit or the taxing power of the state and  
868 the bonds shall contain a recital to that effect. Neither  
869 the members of the board nor any person executing the bonds  
870 shall be liable personally on the bonds by reason of the  
871 issuance thereof.

872 3. Bonds issued pursuant to this section shall be  
873 authorized by resolution of the governing body of the county

874 or municipality establishing the land bank agency, shall be  
875 issued in such form, shall be in such denominations, shall  
876 bear interest at such rate or rates, shall mature on such  
877 dates and in such manner, shall be subject to redemption at  
878 such times and on such terms, and shall be executed by one  
879 or more members of the governing body of the county or  
880 municipality establishing the land bank agency, as provided  
881 in the resolution authorizing the issuance thereof or as set  
882 out in the indenture or other financing document authorized  
883 and approved by such resolution. The governing body of the  
884 county or municipality establishing the land bank agency may  
885 sell such bonds in such manner, either at public or at  
886 private sale, and for such price as the governing body of  
887 the county or municipality establishing the land bank agency  
888 may determine to be in the best interests of the land bank  
889 agency.

890 4. A governing body of the county or municipality  
891 establishing the land bank agency may from time to time, as  
892 authorized by resolution of the governing body, issue  
893 refunding bonds for the purpose of refunding, extending, and  
894 unifying all or any part of its valid outstanding bonds.  
895 Such refunding bonds may be payable from any of the sources  
896 identified in subsection 1 of this section and from the  
897 investment of any of the proceeds of the refunding bonds.

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

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

903 7. The governing body of the county or municipality  
904 establishing the land bank agency shall have the power to  
905 issue temporary notes upon the same terms and subject to all  
906 provisions and restrictions applicable to bonds under this

907 section. Such notes issued by the governing body may be  
908 refunded by notes or bonds authorized under this section.

909 140.995. Notwithstanding any provision of sections  
910 140.980 to 140.995 to the contrary, a land bank agency may  
911 rent or lease property held by the land bank agency for any  
912 community, noncommercial, or agricultural uses.

913 140.1000. 1. No board member or employee of a land  
914 bank agency shall receive any compensation, emolument, or  
915 other profit directly or indirectly from the rental,  
916 management, acquisition, sale, demolition, repair,  
917 rehabilitation, use, operation, ownership, or disposition of  
918 any [lands] property held by such land bank agency other  
919 than the salaries, expenses, and emoluments provided for in  
920 the chapter 140 land bank act.

921 2. No member of the board or employee of a land bank  
922 agency shall own, directly or indirectly, any legal or  
923 equitable interest in or to any lands held by such land bank  
924 agency other than the salaries, expenses, and emoluments  
925 provided for in sections 140.980 to 140.1015.

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

927 4. The land bank agency may adopt supplemental rules  
928 and regulations addressing potential conflicts of interest  
929 and ethical guidelines for board members and land bank  
930 agency employees, provided that such rules and regulations  
931 are not inconsistent with this chapter or any other  
932 applicable law.

933 5. Any person who is related to a board member or  
934 employee of a land bank agency within the second degree of  
935 consanguinity or affinity shall be considered a board member  
936 or employee of a land bank agency for purposes of this  
937 section and subject to its provisions.

938 140.1009. 1. A land bank agency shall be authorized  
939 to file an action to quiet title under section 527.150 [as

940 to] for any real property in which the land bank agency has  
941 an interest. For purposes of any and all such actions, the  
942 land bank agency shall be deemed to be the holder of  
943 sufficient legal and equitable interests, and possessory  
944 rights, so as to qualify the land bank agency as an adequate  
945 petitioner in such action.

946 2. Prior to the filing of an action to quiet title,  
947 the land bank agency shall conduct an examination of title  
948 to determine the identity of any and all persons and  
949 entities possessing a claim or interest in or to the real  
950 property. Service of the petition to quiet title shall be  
951 provided to all such interested parties by the following  
952 methods:

953 (1) Registered or certified mail to such identity and  
954 address as reasonably ascertainable by an inspection of  
955 public records;

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

958 (3) By posting a copy of the notice on the real  
959 property;

960 (4) By publication in a newspaper of general  
961 circulation in the county or municipality in which the  
962 property is located; and

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

965 3. As part of the petition to quiet title, the land  
966 bank agency shall file an affidavit identifying all parties  
967 potentially having an interest in the real property and the  
968 form of notice provided.

969 4. The court shall schedule a hearing on the petition  
970 within ninety days following filing of the petition and, as  
971 to all matters upon which an answer was not filed by an

972 interested party, the court shall issue its final judgment  
973 within one hundred twenty days of the filing of the petition.

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

977 140.1012. 1. A land bank agency shall be dissolved as  
978 a public body corporate and politic no sooner than sixty  
979 calendar days, but no later than one hundred eighty calendar  
980 days, after an ordinance or resolution for such dissolution  
981 is passed by the county or municipality that established the  
982 land bank agency.

983 2. [No less than sixty calendar days' advance written  
984 notice of consideration of] If such an ordinance or  
985 resolution of dissolution is being considered, no less than  
986 sixty calendar days advance written notice shall be given to  
987 the land bank agency, shall be published in a local  
988 newspaper of general circulation within such county or  
989 municipality, and shall be sent certified mail to each  
990 trustee of any outstanding bonds of the land bank agency.

991 3. No land bank agency shall be dissolved while there  
992 remains any outstanding bonds, notes, or other obligations  
993 of the land bank agency unless such bonds, notes, or other  
994 obligations are paid or defeased pursuant to the resolution,  
995 indenture, or other financing document under which such  
996 bonds, notes, or other obligations were issued prior to or  
997 simultaneously with such dissolution. Once all outstanding  
998 bonds, notes, or other obligations are satisfied, no new  
999 property shall be purchased by, gifted to, traded to, or  
1000 exchanged with the land bank agency. No further debts or  
1001 other obligations shall be incurred other than that which is  
1002 necessary to sell or put to public use any remaining  
1003 property held by the land bank agency. The land bank agency

1004 shall be dissolved within thirty days after all outstanding  
1005 bonds, notes, or other obligations are satisfied.

1006 4. Upon dissolution of a land bank agency pursuant to  
1007 this section, all real property, personal property, and  
1008 other assets of the land bank agency shall be transferred by  
1009 appropriate written instrument to and shall become the  
1010 assets of the county or municipality that established the  
1011 land bank agency. Such county or municipality shall act  
1012 expeditiously to return such real property to the tax rolls  
1013 and shall market and sell such real property using an open,  
1014 public method that ensures the best possible prices are  
1015 realized while ensuring such real property is returned to a  
1016 suitable, productive use for the betterment of the  
1017 neighborhood in which such real property is located. Upon  
1018 the sale or other disposition of any such property by such  
1019 county or municipality, the proceeds therefrom shall be  
1020 applied and distributed in the following order:

- 1021 (1) To the payment of the expenses of sale;
- 1022 (2) To the reasonable costs incurred by such county or  
1023 municipality in maintaining and marketing such property; and
- 1024 (3) The balance shall be paid to the respective taxing  
1025 authorities that, at the time of the distribution, are  
1026 taxing the real property from which the proceeds are being  
1027 distributed.

1028 141.220. The following words, terms and definitions,  
1029 when used in sections 141.210 to 141.810 and sections  
1030 141.980 to 141.1015, shall have the meanings ascribed to  
1031 them in this section, except where the text clearly  
1032 indicates a different meaning:

- 1033 (1) "Ancillary parcel" shall mean a parcel of real  
1034 estate acquired by a land bank agency other than:
- 1035 (a) Pursuant to a deemed sale under subsection 3 of  
1036 section 141.560;

1037 (b) By deed from a land trust under subsection 1 of  
1038 section 141.984; or

1039 (c) Pursuant to a sale under subdivision (2) of  
1040 subsection 2 of section 141.550;

1041 (2) "Appraiser" shall mean a state licensed or  
1042 certified appraiser licensed or certified pursuant to  
1043 chapter 339 who is not an employee of the collector or  
1044 collection authority;

1045 (3) "Board" or "board of commissioners" shall mean the  
1046 board of commissioners of a land bank agency;

1047 (4) "Collector" shall mean the collector of the  
1048 revenue in any county affected by sections 141.210 to  
1049 141.810 and sections 141.980 to 141.1015;

1050 (5) "County" shall mean any county in this state;

1051 (6) "Court" shall mean the circuit court of any county  
1052 affected by sections 141.210 to 141.810 and sections 141.980  
1053 to 141.1015;

1054 (7) "Delinquent land tax attorney" shall mean a  
1055 licensed attorney-at-law, employed or designated by the  
1056 collector as hereinafter provided;

1057 (8) "Interested party", shall mean any person with a  
1058 legal interest in a parcel of land affected by sections  
1059 141.210 to 141.810 and sections 141.980 to 141.1015.

1060 Interested party shall not include:

1061 (a) The holder of the benefit or burden of any  
1062 easement or right of way;

1063 (b) The holder of a benefit or burden of a real  
1064 covenant; or

1065 (c) A leasehold owner of subsurface mineral, gas, or  
1066 oil rights whose interest is properly recorded and whose  
1067 interest shall remain unaffected;

1068 (9) "Land bank agency", shall mean **[an]** any agency  
1069 created under section 141.980;

1070           (10) "Land taxes" shall mean taxes on real property or  
1071 real estate and shall include the taxes both on land and the  
1072 improvements thereon;

1073           (11) "Land trustees" and "land trust" shall mean the  
1074 land trustees and land trust as the same are created by and  
1075 described in section 141.700;

1076           (12) "Municipality" shall include any incorporated  
1077 city or town, or a part thereof, located in whole or in part  
1078 within a county;

1079           (13) "Person" shall mean any individual, firm,  
1080 copartnership, joint adventure, association, corporation,  
1081 estate, trust, business trust, receiver or trustee appointed  
1082 by any state or federal court, trustee otherwise created,  
1083 syndicate, or any other group or combination acting as a  
1084 unit, and the plural as well as the singular number;

1085           (14) "Political subdivision" shall mean any county,  
1086 city, town, village, school district, library district, or  
1087 any other public subdivision or public corporation having  
1088 the power to tax;

1089           (15) "Reserve period taxes" shall mean land taxes  
1090 assessed against any parcel of real estate sold or otherwise  
1091 disposed of by a land bank agency for the first three tax  
1092 years following such sale or disposition;

1093           (16) "School district", "road district", "water  
1094 district", "sewer district", "levee district", "drainage  
1095 district", "special benefit district", "special assessment  
1096 district", or "park district" shall include those located  
1097 within a county as such county is described in this section;

1098           (17) "Sheriff" and "circuit clerk" shall mean the  
1099 sheriff and circuit clerk, respectively, of any county  
1100 affected by sections 141.210 to 141.810 and sections 141.980  
1101 to 141.1015;

1102           (18) "Tax bill" as used in sections 141.210 to 141.810  
1103 and sections 141.980 to 141.1015 shall represent real estate  
1104 taxes and the lien thereof, whether general or special,  
1105 levied and assessed by any taxing authority;

1106           (19) "Tax district" shall mean the state of Missouri  
1107 and any county, municipality, school district, road  
1108 district, water district, sewer district, levee district,  
1109 drainage district, special benefit district, special  
1110 assessment district, or park district, located in any  
1111 municipality or county as herein described;

1112           (20) "Tax lien" shall mean the lien of any tax bill as  
1113 defined in this section;

1114           (21) "Taxing authority" shall include any  
1115 governmental, managing, administering or other lawful  
1116 authority, now or hereafter empowered by law to issue tax  
1117 bills, the state of Missouri or any county, municipality,  
1118 school district, road district, water district, sewer  
1119 district, levee district, drainage district, special benefit  
1120 district, special assessment district, or park district,  
1121 affected by sections 141.210 to 141.810 and sections 141.980  
1122 to 141.1015.

1123           141.230. 1. The land tax collection law shall apply  
1124 to all counties that have elected to operate under the  
1125 provisions of sections 141.210 to 141.810 by adoption of a  
1126 resolution or order of the county commission of such county.

1127           2. Alternatively, any county may, by adoption of a  
1128 resolution or order of the county commission of such county,  
1129 elect to operate under the provisions of sections 141.210 to  
1130 141.810 as a partial opt-in county. After adoption of any  
1131 such resolution or order, the collector for such county may  
1132 elect to operate under the provisions of sections 141.210 to  
1133 141.810 for any parcel [or parcels for which there is an

1134 unpaid tax bill for a period of at least two years after the  
1135 date on which it became delinquent].

1136 3. No county eligible to establish a land bank agency  
1137 under subsection 1 of section 140.981 shall elect to operate  
1138 as a partial opt-in county unless having first elected to  
1139 establish a land bank agency as provided in subsection 1 of  
1140 section 140.981.

1141 4. Any county commission so adopting such resolution  
1142 or order shall file a certified copy thereof within ten days  
1143 after the adoption of said resolution or order with the  
1144 clerk of the county commission and with the collector of  
1145 revenue for such county, and with the mayor and city  
1146 collector or chief financial officer of each municipality in  
1147 such county, as defined by section 141.220.

1148 5. After the adoption of such resolution or order by  
1149 such county commission, each municipality shall cooperate  
1150 with such county under the provisions of sections 141.210 to  
1151 141.810. Any such county which shall, in the manner  
1152 provided herein, have elected to come within the provisions  
1153 of sections 141.210 to 141.810, in whole or in part, by  
1154 adoption of such resolution, order or ordinance, may, after  
1155 a period of one year from the effective date of such  
1156 resolution, order or ordinance, adopt by similar means a  
1157 resolution, order or ordinance, rescinding the election to  
1158 adopt the provisions of the land tax collection law and  
1159 certified copies of such resolution, order or ordinance  
1160 shall be filed in the same manner as said original  
1161 resolution, order or ordinance; provided, that such  
1162 resolution, order or ordinance rescinding or nullifying the  
1163 election to adopt the provisions of sections 141.210 to  
1164 141.810 shall not become effective for one year thereafter  
1165 nor shall it invalidate or in any way affect any proceedings  
1166 in rem for foreclosure which may have been instituted under

1167 the provisions of sections 141.210 to 141.810, but all such  
1168 actions and proceedings so instituted while the provisions  
1169 of said sections were in full force and effect shall be  
1170 prosecuted to their conclusion and completion; provided  
1171 further, that any county which may have operated under  
1172 sections 141.210 to 141.810 prior to the enactment of this  
1173 section may hereafter elect to terminate any further  
1174 operation under sections 141.210 to 141.810 by proceeding in  
1175 manner and form and to the same effect as though it had  
1176 originally elected to operate under the provisions of  
1177 sections 141.210 to 141.810.

1178 6. Any municipality located partly within a county  
1179 electing to operate in whole or in part under the provisions  
1180 of sections 141.210 to 141.810 shall cooperate with such  
1181 county under the provisions of sections 141.210 to 141.810;  
1182 provided, however, that tax bills imposed against real  
1183 estate located in that part of such municipality outside of  
1184 the limits of any such county shall be collected under other  
1185 provisions as may be provided by law.

1186 141.250. 1. The respective liens of the tax bills for  
1187 general taxes of the state of Missouri, the county, any  
1188 municipality, and any school district, for the same tax  
1189 year, shall be equal and first liens upon the real estate  
1190 described in the respective tax bills thereof; provided,  
1191 however, that the liens of such tax bills for the latest  
1192 year for which tax bills are unpaid shall take priority over  
1193 the liens of tax bills levied and assessed for less recent  
1194 years, and the lien of such tax bills shall rate in priority  
1195 in the order of the years for which the tax bills are  
1196 delinquent, the lien of the tax bill longest delinquent  
1197 being junior in priority to the lien of the tax bill for the  
1198 next most recent tax year.

1199           2. All tax bills for other than general taxes shall  
1200 constitute liens junior to the liens for general taxes upon  
1201 the real estate described therein; provided, however, that a  
1202 tax bill for other than general taxes, of the more recent  
1203 issue shall likewise be senior to any such tax bill of less  
1204 recent date.

1205           3. The proceeds derived from the sale of any lands  
1206 encumbered with a tax lien or liens shall be distributed to  
1207 the owners of such liens in the order of the seniority of  
1208 the liens. Those holding liens of equal rank shall share in  
1209 direct proportion to the amounts of their respective liens.

1210           141.270. 1. On or before the fifth day of January in  
1211 each year, all taxing authorities and any other tax bill  
1212 owner shall file a list with the collector [a list] on a  
1213 form approved by the collector of all parcels of real estate  
1214 affected by tax liens held and owned by such taxing  
1215 authority or person which have been delinquent for two years  
1216 or more. Such list shall also include all delinquent tax  
1217 bills for any and all years.

1218           2. The taxing authority or person filing such list  
1219 shall pay to the collector a filing fee of one dollar and  
1220 fifty cents for each parcel of real estate described  
1221 therein, which fee shall be charged against each parcel and  
1222 collected and accounted for by the collector as other costs.

1223           3. No school district nor any other taxing authority  
1224 whose taxes are required by law to be collected by the  
1225 collector shall file any list nor pay the filing fee herein  
1226 provided.

1227           4. If the taxes of any taxing authority are two or  
1228 more years delinquent, the other taxing authorities and  
1229 other tax bill owners shall include in the said list all  
1230 tax liens against the said parcel, even though the taxes are  
1231 not two years delinquent.

1232           141.290. 1. The collector shall compile lists of all  
1233 state, county, school, and other tax bills collectible by  
1234 the collector that are delinquent according to the  
1235 collector's records, and the collector shall combine such  
1236 lists with the list filed by any taxing authority or tax  
1237 bill owner.

1238           2. For partial opt-in counties, the collector shall  
1239 decide which tax delinquent parcels shall proceed according  
1240 to the provisions contained [herein] in this chapter. The  
1241 remaining parcels shall proceed under such other provisions  
1242 as may be provided by law.

1243           3. The collector shall assign a serial number to each  
1244 parcel of real estate in each list and if suit has been  
1245 filed in the circuit court of the county on any delinquent  
1246 tax bill included in any list, the collector shall give the  
1247 court docket number of such suit and some appropriate  
1248 designation of the place where such suit is pending, and  
1249 such pending suit so listed in any petition filed pursuant  
1250 to the provisions of sections 141.210 to 141.810 and  
1251 sections 141.980 to 141.1015 shall, without further  
1252 procedure or court order, be deemed to be consolidated with  
1253 the suit brought under sections 141.210 to 141.810 and  
1254 sections 141.980 to 141.1015, and such pending suit shall  
1255 thereupon be abated.

1256           4. The collector shall deliver such combined lists to  
1257 the delinquent land tax attorney from time to time but not  
1258 later than April first of each year.

1259           5. The delinquent land tax attorney shall incorporate  
1260 such lists in petitions in the form prescribed in section  
1261 141.410, and shall file such petitions with the circuit  
1262 clerk not later than June first of each year.

1263           141.300. 1. The collector shall receipt for the  
1264 aggregate amount of such delinquent tax bills appearing on

1265 the list or lists filed with the collector under the  
1266 provisions of section 141.290, which receipt shall be held  
1267 by the owner or holder of the tax bills or by the treasurer  
1268 or other corresponding financial officer of the taxing  
1269 authority [so] filing such list with the collector.

1270 2. The collector shall, on or before the fifth day of  
1271 each month, file with the owner or holder of any tax bill or  
1272 with the treasurer or other corresponding financial officer  
1273 of any taxing authority, a detailed statement, verified by  
1274 affidavit, of all taxes collected by the collector during  
1275 the preceding month which appear on the list or lists  
1276 received by the collector, and shall, on or before the  
1277 fifteenth day of the month, pay the same, less the  
1278 collector's commissions and costs payable to the county, to  
1279 the tax bill owner or holder or to the treasurer or other  
1280 corresponding financial officer of any taxing authority;  
1281 provided, however, that the collector shall be given credit  
1282 for the full amount of any tax bill where title to the real  
1283 estate described in such tax bill is taken by a land trust,  
1284 or which is bid on by a land bank agency and where title to  
1285 the real estate described in such tax bill is taken by such  
1286 land bank agency pursuant to a deemed sale under subsection  
1287 3 of section 141.560, or which is included in the bid of a  
1288 land bank agency and where title to the real estate  
1289 described in such tax bill is taken by such land bank agency  
1290 pursuant to a sale under subdivision (2) of subsection 2 of  
1291 section 141.550.

1292 141.320. 1. The collector shall, at the collector's  
1293 option, appoint a delinquent land tax attorney, to be  
1294 compensated as necessary for the performance of the  
1295 collector's duties under this chapter, or in counties having  
1296 a county counselor, the collector shall, at the collector's  
1297 option, designate the county counselor and such of the

1298 counselor's assistants as shall appear necessary to act as  
1299 the delinquent land tax attorney.

1300         2. A delinquent land tax attorney who is not the  
1301 county counselor, with the approval of the collector, may  
1302 appoint one or more assistant delinquent land tax attorneys  
1303 and such clerical employees as may be necessary, to be  
1304 compensated as necessary for the performance of duties under  
1305 this chapter; and the appointed delinquent tax attorney may  
1306 incur such reasonable expenses as are necessary for the  
1307 performance of the attorney's duties.

1308         3. The delinquent land tax attorney and the attorney's  
1309 assistants shall perform legal services for the collector  
1310 and shall act as attorney for the collector in the  
1311 prosecution of all suits brought for the collection of land  
1312 taxes; but the attorney and the collector shall not perform  
1313 legal services for the land trust or any land bank agency.

1314         4. Salaries and expenses of a delinquent land tax  
1315 attorney who is not also the county counselor, the  
1316 attorney's assistants, and the attorney's employees shall be  
1317 paid monthly out of the treasury of the county from the same  
1318 funds as employees of the collector whenever the funds  
1319 provided for by sections 141.150, 141.270, and 141.620 are  
1320 not sufficient for such purpose.

1321         5. The compensation herein provided shall be the total  
1322 compensation for a delinquent land tax attorney who is not  
1323 also a county counselor, and the attorney's assistants and  
1324 employees.

1325         6. A delinquent land tax attorney who is not also the  
1326 county counselor shall make a return quarterly to the county  
1327 commission of such county of all compensation received by  
1328 the attorney, and of all amounts owing to the attorney by  
1329 the collector, and of all salaries and expenses of any

1330 assistants and employees, stating the same in detail, and  
 1331 verifying such amounts by affidavit.

1332 7. The attorney's fees shall be taxed as costs in the  
 1333 suit and collected as other costs.

1334 141.330. The collector [annually] may appoint one  
 1335 delinquent land tax clerk in each office lawfully maintained  
 1336 by the collector in the county, to be compensated as  
 1337 necessary for the performance of the clerk's duties under  
 1338 this chapter.

1339 141.360. All suits for the foreclosure of tax liens  
 1340 brought by the collector shall name the collector only by  
 1341 the title of the collector's office, and all such suits  
 1342 shall be brought directly against the real estate subject to  
 1343 the tax lien or liens to be foreclosed.

1344 141.410. 1. A suit for the foreclosure of the tax  
 1345 liens herein provided for shall be instituted by filing in  
 1346 the appropriate office of the circuit clerk a petition[,  
 1347 which]. Such petition shall contain a caption, a copy of  
 1348 the list so furnished to the delinquent land tax attorney by  
 1349 the collector, and a prayer. The petition shall name each  
 1350 person with a legal interest in the parcel of land affected  
 1351 by the suit, as reasonably discoverable to the collector  
 1352 from publicly available records. Such petition without  
 1353 further allegation shall be deemed to be sufficient.

1354 2. The caption shall be in the following form:

1355 In the Circuit Court of \_\_\_\_\_ County, Missouri,

1356 In the Matter of

1357 Foreclosure of Liens for Delinquent Land Taxes

1358 By Action in Rem.

1359 Collector of Revenue of \_\_\_\_\_ County, Missouri,

1360 Plaintiff

1361 -vs.-

1362 Parcels of Land Encumbered with Delinquent Tax Liens

1363

1364 Defendants

1365 3. The petition shall contain at least the following  
1366 information:

1367 (1) The identity of the petitioner and the name and  
1368 address of the collector;

1369 (2) The parcel's common street address;

1370 (3) A full legal description for the parcel;

1371 (4) The tax identification number of the parcel;

1372 (5) The period of tax delinquency; and

1373 (6) The principal amount of delinquent taxes, together  
1374 with interest, penalties, and fees.

1375 4. The petition shall conclude with a prayer that all  
1376 tax liens upon such real estate be foreclosed; that the  
1377 court determine the amounts and priorities of all tax bills,  
1378 together with interest, penalties, costs, and attorney's  
1379 fees; that the court order such real estate to be sold by  
1380 the sheriff at public sale as provided by sections 141.210  
1381 to 141.810 and sections 141.980 to 141.1015 and that  
1382 thereafter a report of such sale be made by the sheriff to  
1383 the court for further proceedings under sections 141.210 to  
1384 141.810 and sections 141.980 to 141.1015.

1385 5. The delinquent land tax attorney within ten days  
1386 after the filing of any such petition shall forward by  
1387 United States registered mail to each person or taxing  
1388 authority having filed a list of delinquent tax bills with  
1389 the collector as provided by sections 141.210 to 141.810 and  
1390 sections 141.980 to 141.1015 a notice of the time and place

1391 of the filing of such petition and of the newspaper in which  
1392 the notice of publication has been or will be published.

1393 6. The petition when so filed shall have the same  
1394 force and effect with respect to each parcel of real estate  
1395 therein described, as a separate suit instituted to  
1396 foreclose the tax lien or liens against any one of said  
1397 parcels of real estate.

1398 141.440. 1. Within thirty days after the filing of  
1399 such petition, the collector shall [also] cause to be  
1400 prepared and sent by restricted, registered or certified  
1401 mail with postage prepaid, [within thirty days after the  
1402 filing of such petition,] a notice of the petition, to the  
1403 persons named in the petition as being the last known  
1404 persons in whose names tax bills affecting the respective  
1405 parcels of real estate described in said petition were last  
1406 billed or charged on the books of the collector, or the last  
1407 known owner of record, if different, and to the addresses of  
1408 said persons upon said records of the collector. The terms  
1409 "restricted", "registered" or "certified mail" as used in  
1410 this section mean mail which carries on the face thereof in  
1411 a conspicuous place, where it will not be obliterated, the  
1412 endorsement "DELIVER TO ADDRESSEE ONLY", and which also  
1413 requires a return receipt or a statement by the postal  
1414 authorities that the addressee refused to receive and  
1415 receipt for such mail. If the notice is returned to the  
1416 collector by the postal authorities as undeliverable for  
1417 reasons other than the refusal by the addressee to receive  
1418 and receipt for the notice as shown by the return receipt,  
1419 then the collector shall make a search of the records  
1420 maintained by the county, including those kept by the  
1421 recorder of deeds, to discern the name and address of any  
1422 person who, from such records, appears as a successor to the  
1423 person to whom the original notice was addressed, and to

1424 cause another notice to be mailed to such person. The  
1425 collector shall prepare and file with the circuit clerk at  
1426 least thirty days before judgment is entered by the court on  
1427 the petition an affidavit reciting to the court any name,  
1428 address and serial number of the tract of real estate  
1429 affected by any such notices of suit that are undeliverable  
1430 because of an addressee's refusal to receive and receipt for  
1431 the same, or of any notice otherwise nondeliverable by mail,  
1432 or in the event that any name or address does not appear on  
1433 the records of the collector, then of that fact. The  
1434 affidavit in addition to the recitals set forth above shall  
1435 also state reason for the nondelivery of such notice.

1436 2. The collector shall prepare and send, by first-  
1437 class mail, a copy of the petition within thirty days after  
1438 the filing of such a petition to the occupant of such parcel  
1439 or property.

1440 141.500. 1. After the trial of the issues, the court  
1441 shall, as promptly as circumstances permit, render  
1442 judgment. If the court finds that no tax bill upon the land  
1443 collectible by the collector or the relator was delinquent  
1444 when the suit was instituted or tried, then the judgment of  
1445 the court shall be that the cause be dismissed as to the  
1446 parcels of real estate described in the tax bill[; or,]. If  
1447 the evidence warrant, the judgment may be for the principal  
1448 amount of the delinquent tax bills upon the real estate upon  
1449 which suit was brought, together with interest, penalties,  
1450 attorney's and appraiser's fees and costs computed as of the  
1451 date of the judgment. The judgment may recite the amount of  
1452 each tax bill, the date when it began to bear interest, and  
1453 the rate of such interest, together with the rate and amount  
1454 of penalties, attorney's and appraiser's fees not to exceed  
1455 fifteen dollars. It may decree that the lien upon the  
1456 parcels of real estate described in the tax bill be

1457 foreclosed and such real estate sold by the sheriff, and the  
1458 cause shall be continued for further proceedings, as herein  
1459 provided.

1460         2. The collector shall cause to be prepared and sent  
1461 by restricted, registered or certified mail with postage  
1462 prepaid, within thirty days after the rendering of such  
1463 judgment, a brief notice of such judgment and the  
1464 availability of a written redemption contract pursuant to  
1465 section 141.530 to the persons named in the judgment as  
1466 being the last known persons in whose names tax bills  
1467 affecting the respective parcels of real estate described in  
1468 such judgment were last billed or charged on the books of  
1469 the collector, or the last known owner of record, if  
1470 different, and to the addresses of such persons upon the  
1471 records of the collector. The terms "restricted",  
1472 "registered" or "certified mail" as used in this section  
1473 mean mail which carries on the face thereof in a conspicuous  
1474 place, where it will not be obliterated, the endorsement,  
1475 "DELIVER TO ADDRESSEE ONLY", and which also requires a  
1476 return receipt or a statement by the postal authorities that  
1477 the addressee refused to receive and receipt for such mail.  
1478 If the notice is returned to the collector by the postal  
1479 authorities as undeliverable for reasons other than the  
1480 refusal by the addressee to receive and receipt for the  
1481 notice as shown by the return receipt, then the collector  
1482 shall make a search of the records maintained by the county,  
1483 including those kept by the recorder of deeds, to discern  
1484 the name and address of any person who, from such records,  
1485 appears as a successor to the person to whom the original  
1486 notice was addressed, and to cause another notice to be  
1487 mailed to such person. The collector shall prepare and file  
1488 with the circuit clerk prior to confirmation hearings an  
1489 affidavit reciting to the court any name, address and serial

1490 number of the tract of real estate affected of any such  
1491 notices of judgment that are undeliverable because of an  
1492 addressee's refusal to receive and receipt for the same, or  
1493 of any notice otherwise nondeliverable by mail, or in the  
1494 event that any name or address does not appear on the  
1495 records of the collector, then of that fact. The affidavit  
1496 in addition to the recitals set forth above shall also state  
1497 reason for the nondelivery of such notice.

1498         3. The collector shall prepare and send to the  
1499 occupant of such parcel or property, by first-class mail, a  
1500 copy of the judgment of foreclosure within thirty days after  
1501 the date of such judgment.

1502         141.520. 1. After the judgment of foreclosure has  
1503 been entered, or, after a motion for a new trial has been  
1504 overruled, or, if an appeal be taken from such judgment and  
1505 the judgment has been affirmed, after the sheriff shall have  
1506 been notified by any party to the suit that such judgment  
1507 has been affirmed on appeal and that the mandate of the  
1508 appellate court is on file with the circuit clerk, there  
1509 shall be a waiting period of six months before any  
1510 advertisement of sheriff's sale shall be published.

1511         2. If any such parcel of real estate [be] is not  
1512 redeemed, or if no written contract providing for redemption  
1513 [be] is made within six months after the date of the  
1514 judgment of foreclosure, if no motion for rehearing [be] is  
1515 filed, and, if filed, within six months after such motion  
1516 may have been overruled, or, if an appeal [be] is taken from  
1517 such judgment and the judgment [be] is affirmed, within six  
1518 months after the sheriff shall have been notified by any  
1519 party to the suit that such judgment has been affirmed on  
1520 appeal and that the mandate of the appellate court is on  
1521 file with the circuit clerk, the sheriff shall commence to  
1522 advertise the real estate described in the judgment and

1523 shall fix the date of sale within thirty days after the date  
1524 of the first publication of the notice of sheriff's sale as  
1525 herein provided, and shall at such sale proceed to sell the  
1526 real estate.

1527 3. Any provisions of this chapter to the contrary  
1528 notwithstanding, the owner of any parcel of real property  
1529 against which a judgment has been rendered shall not have  
1530 the right to redeem such property from said judgment if at  
1531 the time of judgment such property is assessed as  
1532 residential property and the judgment finds the property has  
1533 been vacant for a period of not less than six months prior  
1534 to the judgment. After a judgment as provided for in this  
1535 section becomes final, the waiting period shall not apply to  
1536 such judgment and a sale under execution of the judgment  
1537 shall be immediately held as provided under the applicable  
1538 provisions of this chapter.

1539 4. In partial opt-in counties, no later than one  
1540 hundred twenty days prior to the sheriff's sale, the  
1541 collector shall obtain from a licensed title company or  
1542 attorney a title search that includes all conveyances,  
1543 liens, and charges against the real estate involved in the  
1544 suit for any parcel of real estate against which the  
1545 collector has obtained a judgment under section 141.500 and  
1546 for which it has been decreed that the lien upon the parcel  
1547 of real estate described in the tax bill be foreclosed and  
1548 such real estate sold by the sheriff. The charge of such  
1549 title search may be recovered from the proceeds of the sale  
1550 under section 141.580.

1551 5. After obtaining or conducting a title search, the  
1552 collector shall initiate a search of the following records  
1553 to identify and locate interested parties and addresses  
1554 reasonably calculated to apprise interested parties of the  
1555 suit:

- 1556           (1) Land title records in the office of the county  
1557 recorder of deeds;
- 1558           (2) Tax records in the office of the local treasurer;
- 1559           (3) Tax records in the office of the local assessor;
- 1560           (4) A search of court records in Missouri CaseNet; and
- 1561           (5) For a business entity, records filed with the  
1562 secretary of state.

1563           The collector may also incur reasonable costs for web-  
1564 based investigatory searches to supplement the search for  
1565 interested parties and addresses. The reasonable cost of  
1566 locating interested parties and addresses for notice may be  
1567 recovered from the proceeds of the sale under section  
1568 141.580.

1569           6. No later than thirty days prior to the sheriff's  
1570 sale, the collector shall send notice of the sale to all  
1571 interested parties at the address most likely to apprise  
1572 interested parties of the sale. The notice shall provide  
1573 the date, time, and place of the sale and shall also state  
1574 that the parcel may be redeemed prior to the sale as  
1575 specified in sections 141.420 and 141.530. The notice  
1576 required by this subsection shall be mailed first class,  
1577 postage prepaid. The cost of notice under this subsection  
1578 may be recovered from the proceeds of the sale under section  
1579 141.580.

1580           7. No later than twenty days prior to the sheriff's  
1581 sale, the sheriff shall enter upon the parcel subject to  
1582 foreclosure of these tax liens and post a written  
1583 informational notice in a conspicuous location, attached to  
1584 a structure, and intended to be visible by the nearest  
1585 public right-of-way. This notice shall describe the parcel  
1586 and advise that it is the subject of delinquent land tax  
1587 collection proceedings brought under sections 141.210 to  
1588 141.810 and sections 141.980 to 141.1015 and that it may be

1589 sold for the payment of delinquent taxes at a sale to be  
1590 held at a certain time, date, and place and shall also  
1591 contain the tax identification number and the phone number  
1592 and address of the collector as well as a prohibition  
1593 against removal unless the parcel has been redeemed. The  
1594 notice shall be not less than eight inches by ten inches and  
1595 shall be laminated or otherwise sufficiently weatherproof to  
1596 withstand normal exposure to rain, snow, and other  
1597 conditions. The sheriff shall document, by time-stamped  
1598 photograph, compliance with this section, make such  
1599 documentation generally available upon request, and provide  
1600 verification by affidavit of compliance with this section.  
1601 The cost of notice under this subsection may be recovered  
1602 from the proceeds of the sale under section 141.580.

1603 8. In addition to the other notice requirements of  
1604 this section, no later than twenty days prior to the  
1605 sheriff's sale, the sheriff shall attempt in-person notice  
1606 that shall describe the parcel and advise that it is the  
1607 subject of delinquent land tax collection proceedings  
1608 brought under sections 141.210 to 141.810 and sections  
1609 141.980 to 141.1015; that shall state that it may be sold  
1610 for the payment of delinquent taxes at a sale to be held at  
1611 a certain time, date, and place; and that shall also contain  
1612 the tax identification number and the phone number and  
1613 address of the collector. In-person notice may be provided  
1614 to any person found at the parcel. The sheriff shall note  
1615 the date and time of attempted notice and the name,  
1616 description, or other identifying information regarding the  
1617 person to whom notice was attempted. The sheriff shall  
1618 document compliance with this section, make such  
1619 documentation generally available upon request, and provide  
1620 verification by affidavit of compliance with this section.

1621 The cost of notice under this subsection may be recovered  
1622 from the proceeds of the sale under section 141.580.

1623 141.535. 1. If a parcel is the subject of an action  
1624 filed under sections 447.620 to 447.640, the court shall  
1625 stay the sale of any tax parcel to be sold under execution  
1626 of a tax foreclosure judgment obtained under this chapter,  
1627 provided that the party which has brought such an action has  
1628 paid into the circuit court the principal amount of all  
1629 [land] delinquent taxes then due and owing under the tax  
1630 foreclosure judgment, exclusive of penalties, interest,  
1631 attorney fees, and court costs, prior to the date of any  
1632 proposed sale under execution. The party bringing such  
1633 action shall provide written notice of the filing of the  
1634 action to the court administrator and file with the circuit  
1635 court in which the action is pending a certificate that such  
1636 notice has been provided to the court administrator. If the  
1637 party that brought the action under sections 447.620 to  
1638 447.640 dismisses its action prior to gaining temporary  
1639 possession of the property, it shall recover any amounts  
1640 paid into the circuit court under this subsection.

1641 2. In any order granting a sheriff's deed under  
1642 section 447.625 or a judicial deed under section 447.640,  
1643 the court shall also order the permanent extinguishment of  
1644 liability against the grantee and the grantee's successors  
1645 in interest for penalties, interest, attorney fees, and  
1646 court costs arising from actions to collect delinquent land  
1647 taxes due on the subject property. The funds paid into the  
1648 court for land taxes under subsection 1 of this section  
1649 shall then be paid to the county collector.

1650 3. If an owner of such a property moves the court for  
1651 restoration of possession of the subject property under  
1652 section 447.638, the owner shall pay into the circuit court  
1653 all land tax amounts currently due and owing on the

1654 property, including all statutory penalties, interest,  
 1655 attorney fees, and court costs retroactive to the date of  
 1656 accrual, and in the event that an owner of the tax parcel  
 1657 regains possession under section 447.638, funds deposited by  
 1658 the owner under this subsection shall be paid to the county  
 1659 collector, and funds paid into the court by a party under  
 1660 subsection 1 of this section shall be paid out in full to  
 1661 the payer.

1662 141.540. 1. In any county at a certain front door of  
 1663 whose courthouse sales of real estate are customarily made  
 1664 by the sheriff under execution, the sheriff shall advertise  
 1665 for sale and sell the respective parcels of real estate  
 1666 ordered sold by the sheriff pursuant to any judgment of  
 1667 foreclosure by any court pursuant to sections 141.210 to  
 1668 141.810 and 141.980 to 141.1015 at any of such courthouses[,  
 1669 but]. The sale of such parcels of real estate shall be held  
 1670 at the same front door as sales of real estate are  
 1671 customarily made by the sheriff under execution.

1672 2. Such advertisements may include more than one  
 1673 parcel of real estate, and shall be in substantially the  
 1674 following form:

1675 NOTICE OF SHERIFF'S  
 1676 SALE UNDER JUDGMENT OF  
 1677 FORECLOSURE OF LIENS FOR  
 1678 DELINQUENT LAND TAXES  
 1679 No. \_\_\_\_\_  
 1680 In the Circuit Court of \_\_\_\_\_ County,  
 1681 Missouri.  
 1682 In the Matter of Foreclosure of Liens for  
 1683 Delinquent Land Taxes

1684 Collector of Revenue of \_\_\_\_\_ County,  
1685 Missouri, Plaintiff,

1686 vs.

1687 Parcels of Land encumbered with Delinquent Tax  
1688 Liens, Defendants.

1689 WHEREAS, judgment has been rendered against  
1690 parcels of real estate for taxes, interest,  
1691 penalties, attorney's fees and costs with the  
1692 serial numbers of each parcel of real estate,  
1693 the description thereof, the name of the  
1694 person appearing in the petition in the suit,  
1695 and the total amount of the judgment against  
1696 each such parcel for taxes, interest,  
1697 penalties, attorney's fees and costs, all as  
1698 set out in said judgment and described in each  
1699 case, respectively, as follows: (Here set out  
1700 the respective serial numbers, descriptions,  
1701 names and total amounts of each judgment, next  
1702 above referred to.) and,

1703 WHEREAS, such judgment orders such real estate  
1704 sold by the undersigned sheriff, to satisfy  
1705 the total amount of such judgment, including  
1706 interest, penalties, attorney's fees and  
costs,

1707 NOW, THEREFORE,

1708 Public Notice is hereby given that I \_\_\_\_\_,  
1709 Sheriff of \_\_\_\_\_ County, Missouri, will sell  
1710 such real estate, parcel by parcel, at public  
1711 auction, to the highest bidder, for cash,  
1712 between the hours of nine o'clock A.M. and  
1713 five o'clock P.M., at the \_\_\_\_\_ front door of  
1714 the \_\_\_\_\_ County Courthouse in \_\_\_\_\_,  
1715 Missouri, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_,  
1716 20\_\_\_\_\_, and continuing from day to day  
1717 thereafter, to satisfy the judgment as to each  
1718 respective parcel of real estate sold. If no  
1719 acceptable bids are received as to any parcel  
1720 of real estate, said parcel shall be sold to

1721 the Land Trust of \_\_\_\_\_ (insert name of  
 1722 County), Missouri or Land Bank of the City of  
 1723 \_\_\_\_\_ (insert name of municipality),  
 Missouri.

1724 Any bid received shall be subject to  
 1725 confirmation by the court.

1726 \_\_\_\_\_

1727 Sheriff of \_\_\_\_\_  
 1728 County, Missouri

1729 \_\_\_\_\_

1730 Delinquent Land Tax  
 1731 Attorney

1732 Address: \_\_\_\_\_

1733 First Publication \_\_\_\_\_, 20\_\_\_\_\_

1734 3. Such advertisement shall be published four times,  
 1735 once a week, upon the same day of each week during  
 1736 successive weeks prior to the date of such sale, in a daily  
 1737 newspaper of general circulation regularly published in the  
 1738 county, qualified according to law for the publication of  
 1739 public notices and advertisements.

1740 141.550. 1. The sale shall be conducted, the  
 1741 sheriff's return thereof made, and the sheriff's deed  
 1742 pursuant to the sale executed, all as provided in the case  
 1743 of sales of real estate taken under execution, except as  
 1744 otherwise provided in sections 141.210 to 141.810 and  
 1745 sections 141.980 to 141.1015, and provided that such sale  
 1746 need not occur during the term of court or while the court  
 1747 is in session.

1748 2. The following provisions shall apply to any sale  
 1749 pursuant to this section:

1750           (1) The sale shall be held on the day for which it is  
1751 advertised, between the hours of nine o'clock a.m. and five  
1752 o'clock p.m. and continued day to day thereafter to satisfy  
1753 the judgment as to each respective parcel of real estate  
1754 sold. For partial opt-in counties, the sale shall be held  
1755 on the fourth Monday in August of each year between the  
1756 hours of nine o'clock a.m. and five o'clock p.m. and  
1757 continued day to day thereafter to satisfy the judgment as  
1758 to each respective parcel of real estate sold;

1759           (2) The sale shall be conducted publicly, by auction,  
1760 for ready money. The parcel shall be sold to the highest  
1761 bidder, provided that the highest bid is equal to or greater  
1762 than the full amount of all tax bills due and owing on the  
1763 parcel, which may differ from the judgment amount; plus  
1764 interest; penalties; attorney's fees and costs; and a  
1765 nonreimbursable, two-hundred-dollar bidder fee. Such bidder  
1766 fee shall be paid to the land trust or land bank agency for  
1767 the municipality or county in which the parcel is situated.  
1768 The bid amount shall not include any amounts for debts owed  
1769 to any sewer district then due thereon;

1770           (3) No person shall be eligible to bid at the time of  
1771 the sale unless such person has, no later than ten days  
1772 before the sale date, demonstrated to the satisfaction of  
1773 the official charged by law with conducting the sale that he  
1774 or she is not the owner of any parcel of real estate in the  
1775 county which is affected by a tax bill which has been  
1776 delinquent for more than six months. A prospective bidder  
1777 may make such a demonstration by presenting statements from  
1778 the appropriate collection officials of the county. The  
1779 official charged with conducting the sale may require  
1780 prospective bidders to submit an affidavit attesting to the  
1781 requirements of this subdivision and is expressly authorized  
1782 to permanently preclude any prospective bidder from

1783 participating in the sale for failure to comply with the  
1784 provisions of this subdivision; and

1785         (4) No foreign or domestic corporation or limited  
1786 liability company that has failed to appoint or maintain a  
1787 registered agent under chapter 347 or 351 shall be eligible  
1788 to bid at the time of the sale. No foreign corporate entity  
1789 shall be eligible to bid at the time of the sale unless it  
1790 has a certificate of authority to transact business in  
1791 Missouri under section 351.572. The official charged with  
1792 conducting the sale may require prospective bidders to  
1793 submit an affidavit attesting to the requirements of this  
1794 subdivision and is expressly authorized to permanently  
1795 preclude any prospective bidder from participating in the  
1796 sale for failure to comply with the provisions of this  
1797 subdivision.

1798         3. The following provisions shall apply to any sale  
1799 under this section of property located within any  
1800 municipality contained wholly or partially within a county  
1801 with a population of over six hundred thousand inhabitants  
1802 and fewer than nine hundred thousand inhabitants:

1803         (1) No person shall be eligible to bid at the time of  
1804 the sale unless such person has, no later than ten days  
1805 before the sale date, demonstrated to the satisfaction of  
1806 the official charged by law with conducting the sale that  
1807 the person is not the owner of any parcel of real property  
1808 with two or more violations of the municipality's building  
1809 or housing codes. A prospective bidder may make such a  
1810 demonstration by presenting statements from the appropriate  
1811 code enforcement officials of the municipality; and

1812         (2) Notwithstanding the provisions of subdivision (1)  
1813 of this subsection, any taxing authority or land bank agency  
1814 shall be eligible to bid at the sale without making the

1815 demonstration described in subdivision (1) of this  
1816 subsection.

1817         4. Such sale shall convey the whole interest of every  
1818 person having or claiming any right, title or interest in or  
1819 lien upon such real estate, whether such person has answered  
1820 or not, subject to rights-of-way thereon of public utilities  
1821 upon which tax has been otherwise paid, and subject to the  
1822 lien thereon, if any, of the United States of America.

1823         5. The collector shall advance the sums necessary to  
1824 pay for the publication of all advertisements required by  
1825 sections 141.210 to 141.810 and sections 141.980 to 141.1015  
1826 and shall be allowed credit therefor in the collector's  
1827 accounts with the county. The collector shall give credit  
1828 in such accounts for all such advances recovered by the  
1829 collector. Such expenses of publication shall be  
1830 apportioned pro rata among and taxed as costs against the  
1831 respective parcels of real estate described in the judgment;  
1832 provided, however, that none of the costs herein enumerated,  
1833 including the costs of publication, shall constitute any  
1834 lien upon the real estate after such sale.

1835         141.560. 1. If, when the sheriff offers the  
1836 respective parcels of real estate for sale, there [be] are  
1837 no bidders for any parcel, or there [be] is insufficient  
1838 time or opportunity to sell all of the parcels of real  
1839 estate so advertised, the sheriff shall adjourn such sale  
1840 from day to day at the same place and commencing at the same  
1841 hour as when first offered and shall announce that such real  
1842 estate will be offered or reoffered for sale at such time  
1843 and place.

1844         2. With respect to any parcel of real estate not  
1845 located wholly within a county or municipality that has  
1846 established a land bank agency under section 140.981 or  
1847 141.980, in the event no bid equal to the full amount of all

1848 tax bills due and owing on the parcel, which may differ  
1849 from the judgment amount; plus interest; penalties;  
1850 attorney's fees and costs; and a nonreimbursable, two-  
1851 hundred-dollar bidder fee that shall be received at such  
1852 sale after any parcel of real estate has been offered for  
1853 sale on three different days, which need not be successive,  
1854 the land trust shall be deemed to have bid the full amount  
1855 of all tax bills included in the judgment, interest,  
1856 penalties, attorney's fees and costs then due, and if no  
1857 other bid be then received by the sheriff in excess of the  
1858 bid of the land trust, and the sheriff shall so announce at  
1859 the sale, then the bid of the land trust shall be announced  
1860 as accepted. The sheriff shall report any such bid or bids  
1861 so made by the land trust in the same way as the sheriff's  
1862 report of other bids is made. Upon confirmation by the  
1863 court of such bid at such sale by such land trust, the  
1864 collector shall mark the tax bills so bid by the land trust  
1865 as "cancelled by sale to the land trust" and shall take  
1866 credit for the full amount of such tax bills, including  
1867 principal amount, interest, penalties, attorney's fees, and  
1868 costs, on the collector's books and in the collector's  
1869 statements with any other taxing authorities.

1870 3. With respect to any parcel of real estate located  
1871 wholly within a county or municipality that has established  
1872 a land bank agency under section 140.981 or 141.980, in the  
1873 event no bid equal to the full amount of all tax bills due  
1874 and owing on the parcel, which may differ from the judgment  
1875 amount; plus interest; penalties; attorney's fees and costs;  
1876 and a nonreimbursable, two-hundred-dollar bidder fee that  
1877 shall be received at such sale after such parcel of real  
1878 estate has been offered for sale on three different days,  
1879 which need not be successive, the land bank agency  
1880 established under section 140.981 or 141.980 shall be deemed

1881 to have bid the full amount of all tax bills included in the  
1882 judgment, interest, penalties, attorney's fees and costs  
1883 then due, and the sheriff shall so announce at the sale,  
1884 then the bid of the land bank agency shall be announced as  
1885 accepted. The sheriff shall report any such bid or bids so  
1886 made by such land bank agency in the same way as the  
1887 sheriff's report of other bids is made. Upon confirmation  
1888 by the court of such bid at such sale by such land bank  
1889 agency, the collector shall mark the tax bills so bid by  
1890 such land bank agency as "cancelled by sale to the land  
1891 bank" and shall take credit for the full amount of such tax  
1892 bills, including principal amount, interest, penalties,  
1893 attorney's fees, and costs, on the collector's books and in  
1894 the collector's statements with any other taxing authorities.

1895 141.570. The title to any real estate which shall vest  
1896 in any purchaser[, ] upon confirmation of such sale by the  
1897 court, or in any land bank agency or land trust, shall be an  
1898 absolute estate in fee simple, subject to rights-of-way  
1899 thereon of public utilities on which tax has been otherwise  
1900 paid, and subject to any lien thereon of the United States  
1901 of America, if any, and all persons and interested parties,  
1902 including the state of Missouri, any taxing authority or tax  
1903 district, as defined herein, judgment creditors,  
1904 lienholders, infants, incapacitated and disabled persons as  
1905 defined in chapter 475, and nonresidents who may have had  
1906 any right, title, interest, claim, or equity of redemption  
1907 in or to, or lien upon, such lands, shall be barred and  
1908 forever foreclosed of all such right, title, interest,  
1909 claim, lien or equity of redemption, and the court shall  
1910 order immediate possession of such real estate be given to  
1911 such purchaser; provided, however, that such title shall  
1912 also be subject to the liens of any tax bills which may have  
1913 attached after the sheriff's sale, but if such parcel of

1914 real estate is deemed sold to the land trust pursuant to  
1915 subsection 2 of section 141.560, or deemed sold to a land  
1916 bank agency pursuant to subsection 3 of section 141.560, or  
1917 sold to a land bank agency pursuant to subdivision (2) of  
1918 subsection 2 of section 141.550, the title thereto shall be  
1919 free of any such liens to the extent of the interest of any  
1920 taxing authority in such real estate; provided further, that  
1921 the lien of special tax bills shall attach to the proceeds  
1922 of the sheriff's sale, if any, or shall otherwise be forever  
1923 barred and foreclosed.

1924 141.580. 1. Within six months after the sheriff sells  
1925 any parcel of real estate, the court shall, upon its own  
1926 motion or upon motion of any interested party, set the cause  
1927 [down] for hearing to confirm or set aside the foreclosure  
1928 sale thereof, even though such parcels are not all of the  
1929 parcels of real estate described in the notice of sheriff's  
1930 foreclosure sale. Notice of the hearing, or of the court  
1931 moving to confirm the foreclosure sale, shall be sent by any  
1932 interested party to each person who was sent notice of the  
1933 sale and to any interested parties as required by prevailing  
1934 notions of due process. At the time of such hearing, the  
1935 sheriff shall make report of the sale, and the court shall  
1936 hear evidence of the value of the property offered on behalf  
1937 of any interested party to the suit, and shall forthwith  
1938 determine whether an adequate consideration has been paid  
1939 for each such parcel. The court's judgment shall include a  
1940 specific finding that adequate notice was provided to all  
1941 interested parties under prevailing notions of due process  
1942 and sections 141.210 to 141.810 and sections 141.980 to  
1943 141.1015, reciting the notice efforts of the collector,  
1944 sheriff, and tax sale purchaser. Nothing in this section  
1945 shall be interpreted to preclude a successful tax sale

1946 purchaser from asserting a claim to quiet title to the bid-  
1947 upon parcel under section 527.150.

1948           2. For this purpose the court shall have power to  
1949 summon any city or county official or any private person to  
1950 testify as to the reasonable value of the property, and if  
1951 the court finds that adequate consideration has been paid,  
1952 the court shall confirm the sale and order the sheriff to  
1953 issue a deed to the purchaser. If the court finds that the  
1954 consideration paid is inadequate, the court shall confirm  
1955 the sale if the purchaser increases the purchaser's bid to  
1956 such amount as the court deems to be adequate and makes such  
1957 additional payment, or if all tax bills included in the  
1958 judgment, interest, penalties, attorney's fees and costs  
1959 then due thereon are not paid in full by one or more  
1960 interested parties to the suit. If the court finds that the  
1961 consideration is inadequate, but the purchaser declines to  
1962 increase the purchaser's bid to such amount as the court  
1963 deems adequate and make such additional payment, then the  
1964 sale shall be disapproved if all tax bills included in the  
1965 judgment, interest, penalties, attorney's fees and costs  
1966 then due thereon are paid in full by one or more interested  
1967 parties to the suit, the lien of the judgment continued, and  
1968 such parcel of real estate shall be again advertised and  
1969 offered for sale by the sheriff to the highest bidder at  
1970 public auction for cash at any subsequent sheriff's  
1971 foreclosure sale. Unless the court requires evidence of the  
1972 value of the property conveyed to land trust or a land bank  
1973 agency, none shall be required, and the amount bid by the  
1974 land trust or such land bank agency shall be deemed adequate  
1975 consideration.

1976           3. If the sale is confirmed, the court shall order the  
1977 proceeds ~~[of]~~ from the sale applied in the following order:

1978           (1) To the payment of the costs of the publication of  
1979 the notice of foreclosure and of the sheriff's foreclosure  
1980 sale;

1981           (2) To the payment of all of the collector's and  
1982 sheriff's costs including appraiser's fee and attorney's  
1983 fees;

1984           (3) To the payment of all tax bills adjudged to be due  
1985 in the order of their priority, including principal,  
1986 interest and penalties thereon, except in the event of a  
1987 sale to any land bank agency, for which this subdivision  
1988 shall not apply.

1989           If, after such payment, there is any sum remaining of  
1990 the proceeds of the sheriff's foreclosure sale, the court  
1991 shall thereupon try and determine the other issues in the  
1992 suit in accordance with section 141.480. If any answering  
1993 parties have specially appealed as provided in section  
1994 141.570, the court shall retain the custody of such funds  
1995 pending disposition of such appeal, and upon disposition of  
1996 such appeal shall make such distribution. If there are not  
1997 sufficient proceeds of the sale to pay all claims in any  
1998 class described, the court shall order the same to be paid  
1999 pro rata in accordance with the priorities.

2000           4. If there are any funds remaining of the proceeds  
2001 after the sheriff's sale and after the distribution of such  
2002 funds as herein set out and no person entitled to any such  
2003 funds, whether or not a party to the suit, shall, within two  
2004 years after such sale, appear and claim the funds, the funds  
2005 shall be distributed to the appropriate taxing authorities,  
2006 except in partial opt-in counties, where the funds shall be  
2007 distributed to the school fund for the county.

2008           5. Any county operating under the provisions of  
2009 sections 141.210 to 141.810 and sections 141.980 to 141.1015  
2010 may elect to allocate a portion of its share of the proceeds

2011 toward a fund for the purpose of defending against claims  
2012 challenging the sufficiency of notice provisions under this  
2013 section.

2014 6. Any interested party, other than the sheriff's sale  
2015 purchaser, who moves the court to set aside a sheriff's sale  
2016 after the issuance of a sheriff's deed made under the  
2017 provisions of sections 141.210 to 141.810 and sections  
2018 141.980 to 141.1015 shall be required to pay into the court  
2019 the redemption amount otherwise necessary under sections  
2020 141.420 and 141.530 prior to the court hearing any such  
2021 motion to set aside.

2022 141.610. Each court administrator's or sheriff's deed  
2023 given pursuant to the provisions of the land tax collection  
2024 law shall be prima facie evidence that the suit and all  
2025 proceedings therein and all proceedings prior thereto[ from  
2026 and], including assessment of the lands affected thereby and  
2027 all notices required by law were regular and in accordance  
2028 with all provisions of the law relating thereto. The court  
2029 administrator or sheriff shall record its deed and shall  
2030 collect said recording fee at the time of sale.

2031 141.620. 1. In addition to all amounts due on any tax  
2032 bill, including principal, interest, penalties, attorney's  
2033 fees, and costs, as now fixed by law, there shall be imposed  
2034 and charged as a part of the costs on each such tax bill a  
2035 suit penalty of five percent of the principal amount of the  
2036 tax bill to be due to the collector upon the filing of the  
2037 petition with the circuit clerk.

2038 2. The collector shall set up a separate fund in the  
2039 collector's accounts to which the collector shall credit  
2040 such five percent suit penalties when paid, together with  
2041 all other penalties and costs recovered under this action,  
2042 and shall retain such portion thereof as may be needed for  
2043 the purpose of paying the expenses and costs required to be

2044 advanced under sections 141.210 to 141.810, including  
2045 compensation to the delinquent land tax attorney, the  
2046 attorney's assistants, and stenographic and clerical help,  
2047 and funds for the costs of publication, notices, for court  
2048 costs, sheriff's expenses and other costs hereunder, and  
2049 shall transfer the remainder of such funds annually, on  
2050 January first of each year, to the land trust for the use  
2051 and expenses of the land trust. Where no land trust exists,  
2052 the collector shall retain the remainder of such funds.

2053 141.680. 1. Except for partial opt-in counties, the  
2054 remedies and procedures set forth in sections 141.210 to  
2055 141.810 shall be the exclusive remedies and procedures  
2056 available for the collection of delinquent and back land  
2057 taxes in a county [electing] that elect to come under or  
2058 [which] that has come under their authority. Sections  
2059 141.210 to 141.810 shall not be affected nor infringed upon  
2060 by any other laws or parts of law in conflict herewith.

2061 2. Any taxing authority or owner of any tax bill is  
2062 hereby prohibited from advertising for sale or selling any  
2063 parcel of real estate for the collection of delinquent land  
2064 taxes due thereon, except after judgment of a court having  
2065 jurisdiction ordering such advertising or sale, when such  
2066 parcel is at such time included in any petition filed  
2067 pursuant to the provisions of this law.

2068 3. At the option of the taxing authority or tax bill  
2069 owner, all claims for land taxes against any parcel of real  
2070 estate, which has been included in any petition filed under  
2071 this law, where such taxes have become due and payable after  
2072 any tax list or petition thereon has been filed, may be  
2073 asserted by amended petition or by answer filed before  
2074 judgment, and, if allowed by the court, shall be included in  
2075 the judgment against such parcel of real estate.

2076           141.700. In all counties electing to operate under  
2077 sections 141.210 to 141.810 prior to January 1, 2025, there  
2078 is hereby created a commission for the management, sale, and  
2079 other disposition of tax delinquent lands, which commission  
2080 shall be known as "The Land Trust of \_\_\_\_\_ County,  
2081 Missouri", and the members thereof shall be known as land  
2082 trustees. Such land trust shall have and exercise all the  
2083 powers that are conferred by sections 141.210 to 141.810  
2084 necessary and incidental to the effective management, sale  
2085 or other disposition of real estate acquired under and by  
2086 virtue of the foreclosure of the lien for delinquent real  
2087 estate taxes, as provided in said sections, and in the  
2088 exercise of such powers, the land trust shall be deemed to  
2089 be a public corporation acting in a governmental capacity.  
2090 Where a county has elected to establish a land bank agency  
2091 under subsection 1 of section 140.981, no such land trust  
2092 shall be created under sections 141.700 to 141.810.

2093           141.819. 1. In all partial opt-in counties, prior to  
2094 a confirmation by a court of a deemed bid under subsection 2  
2095 of section 141.560, a land trust shall be created for the  
2096 management, sale, and other disposition of tax delinquent  
2097 lands, which shall be known as "The Land Trust of \_\_\_\_\_  
2098 County, Missouri", and the board of which shall be known as  
2099 land trustees. The county commission of such county shall  
2100 appoint by resolution or order one or three land trustees.  
2101 The first appointed land trustee shall serve for a term of  
2102 two years and the remaining land trustees shall serve for  
2103 terms of three years respectively, as applicable.  
2104 Thereafter, land trustees shall be appointed by the county  
2105 commission for a term of office of two years, except that  
2106 all vacancies shall be filled for an unexpired term.

2107           2. If a county elected to establish a land bank agency  
2108 under subsection 1 of section 140.981, no such land trust  
2109 shall be created under sections 141.700 to 141.819.

2110           3. Such land trust, by majority vote of the land  
2111 trustees, shall have the power and duty to sell, exchange,  
2112 or otherwise dispose of real estate, provided, however, that  
2113 any such sale, exchange, or disposal shall be for  
2114 consideration equal to or in excess of two-thirds of the  
2115 appraised value of such real estate so sold or conveyed, and  
2116 if such consideration is less than two-thirds of the  
2117 appraised value of such real estate, the land trust shall  
2118 first procure a majority vote of the county commission.

2119           4. (1) The land trust shall set up accounts relating  
2120 to the operation and management of the land trust.

2121           (2) When any parcel of real estate is sold or  
2122 otherwise disposed of by the land trust, the proceeds  
2123 therefrom shall be applied and distributed in the following  
2124 order:

2125           (a) To the payment of the expenses of sale;

2126           (b) To the costs of the care, improvement, operation,  
2127 acquisition, demolition, management, and administration of  
2128 parcels of real estate owned by the land trust; and

2129           (c) To the county's general fund.

2130           5. No land trustee shall receive any compensation,  
2131 emolument, or other profit directly or indirectly from the  
2132 rental, management, acquisition, sale, demolition, repair,  
2133 rehabilitation, use, operation, ownership, or disposition of  
2134 any lands held by such land trust.

2135           141.980. 1. (1) Sections 141.980 to 141.1015 shall  
2136 be known [and may be cited] as the "Chapter 141 Municipal  
2137 Land Bank Act".

2138           (2) Any municipality located wholly or partially  
2139 within a county electing to operate wholly under the

2140 provisions of sections 141.210 to 141.810 may establish a  
2141 land bank agency for the management, sale, transfer, and  
2142 other disposition of interests in real estate owned by such  
2143 land bank agency. Any such land bank agency created shall  
2144 be created to foster the public purpose of returning land,  
2145 including land that is in a nonrevenue-generating, nontax-  
2146 producing status to use in private ownership or for public  
2147 use. Such land bank agency shall be established by  
2148 ordinance or resolution as applicable. Such land bank  
2149 agency shall not own any interest in real estate that is  
2150 located wholly or partially outside such establishing  
2151 municipality. No municipality in a partial opt-in county is  
2152 eligible to establish a land bank agency under this section.

2153         2. The beneficiaries of the land bank agency shall be  
2154 the taxing authorities that held or owned tax bills against  
2155 the respective parcels of real estate acquired by such land  
2156 bank agency pursuant to a deemed sale under subsection 3 of  
2157 section 141.560, by deed from a land trust under subsection  
2158 1 of section 141.984, or pursuant to a sale under  
2159 subdivision (2) of subsection 2 of section 141.550 included  
2160 in the judgment of the court, and the beneficiaries'  
2161 respective interests in each parcel of real estate shall be  
2162 to the extent and in the proportion and according to the  
2163 priorities determined by the court on the basis that the  
2164 principal amount of the beneficiaries' respective tax bills  
2165 bore to the total principal amount of all of the tax bills  
2166 described in the judgment.

2167         3. Each land bank agency created pursuant to this  
2168 chapter shall be a public body corporate and politic, and  
2169 shall have permanent and perpetual duration until terminated  
2170 and dissolved in accordance with the provisions of section  
2171 141.1012.

2172           141.984. 1. Within one year of the effective date of  
2173 the ordinance or resolution passed establishing a land bank  
2174 agency under this chapter, title to any real property held  
2175 by a land trust created pursuant to section 141.700 that is  
2176 located wholly within the municipality that created the land  
2177 bank agency shall be transferred by deed to such land bank  
2178 agency.

2179           2. The income of a land bank agency shall be exempt  
2180 from all taxation by the state and by any of its political  
2181 subdivisions. Upon acquiring title to any real estate, a  
2182 land bank agency shall immediately notify the county  
2183 assessor and the collector of such ownership, and such real  
2184 estate shall be exempt from all taxation during the land  
2185 bank agency's ownership thereof, in the same manner and to  
2186 the same extent as any other publicly owned real estate, and  
2187 upon the sale or other disposition of any real estate held  
2188 by it, such land bank agency shall immediately notify the  
2189 county assessor and the collector of such change of  
2190 ownership; provided however, that such tax exemption for  
2191 improved and occupied real property held by such land bank  
2192 agency as lessor pursuant to a ground lease shall terminate  
2193 upon the first such occupancy, and such land bank agency  
2194 shall immediately notify the county assessor and the  
2195 collector of such occupancy.

2196           3. Subject to the limitation set forth in subsection 1  
2197 of section 141.980, a land bank agency may acquire real  
2198 property or interests in property by gift, devise, transfer,  
2199 exchange, foreclosure, purchase, or [pursuant to sections  
2200 141.560 to 141.580 or section 141.819. A land bank agency  
2201 may only purchase real property for the purpose of adding to  
2202 a parcel already owned by the land bank agency] or otherwise  
2203 on terms and conditions and in a manner the land bank agency  
2204 considers proper.

2205           4. Subject to the limitation set forth in subsection 1  
2206 of section 141.980, a land bank agency may acquire property  
2207 by purchase contracts, installment sales contracts, and land  
2208 contacts, and may accept transfers from political  
2209 subdivisions upon such terms and conditions as agreed to by  
2210 the land bank agency and the political subdivision. Subject  
2211 to the limitation set forth in subsection 1 of section  
2212 141.980, a land bank agency may bid on any parcel of real  
2213 estate offered for sale at a sheriff's foreclosure sale held  
2214 in accordance with section 141.550. Notwithstanding any  
2215 other law to the contrary, but subject to the limitation set  
2216 forth in subsection 1 of section 141.980, any political  
2217 subdivision may transfer to the land bank agency real  
2218 property and interests in real property of the political  
2219 subdivision on such terms and conditions and according to  
2220 such procedures as determined by the political subdivision.

2221           5. A land bank agency shall maintain all of its real  
2222 property in accordance with the laws and ordinances of the  
2223 jurisdictions in which the real property is located.

2224           6. Upon confirmation under section 141.580 of a  
2225 sheriff's foreclosure sale of a parcel of real estate to a  
2226 land bank agency under subdivision (2) of subsection 2 of  
2227 section 141.550, said land bank agency shall pay the amount  
2228 of the land bank agency's bid that exceeds the amount of all  
2229 tax bills included in the judgment, interest, penalties,  
2230 attorney's fees and costs then due thereon. Such excess  
2231 shall be applied and distributed in accordance with  
2232 subsections 3 and 4 of section 141.580, exclusive of  
2233 subdivision (3) of subsection 3 thereof. Upon such  
2234 confirmation by the court, the collector shall mark the tax  
2235 bills included in the judgment as "cancelled by sale to the  
2236 land bank" and shall take credit for the full amount of such  
2237 tax bills, including principal amount, interest, penalties,

2238 attorney's fees, and costs, on the collector's books and in  
2239 the collector's statements with any other taxing authorities.

2240 141.1009. 1. A land bank agency shall be authorized  
2241 to file an action to quiet title pursuant to section 527.150  
2242 as to any real property in which the land bank agency has an  
2243 interest. For purposes of any and all such actions, the  
2244 land bank agency shall be deemed to be the holder of  
2245 sufficient legal and equitable interests, and possessory  
2246 rights, so as to qualify the land bank agency as adequate  
2247 petitioner in such action.

2248 2. Prior to the filing of an action to quiet title the  
2249 land bank agency shall conduct an examination of title to  
2250 determine the identity of any and all persons and entities  
2251 possessing a claim or interest in or to the real property.  
2252 Service of the petition to quiet title shall be provided to  
2253 all such interested parties by the following methods:

2254 (1) Registered or certified mail to such identity and  
2255 address as reasonably ascertainable by an inspection of  
2256 public records;

2257 (2) In the case of occupied real property by first  
2258 class mail, addressed to "Occupant";

2259 (3) By posting a copy of the notice on the real  
2260 property;

2261 (4) By publication in a newspaper of general  
2262 circulation in the municipality in which the property is  
2263 located; and

2264 (5) Such other methods as the court may order or as  
2265 may be required by prevailing notions of due process.

2266 3. As part of the petition to quiet title the land  
2267 bank agency shall file an affidavit identifying all parties  
2268 potentially having an interest in the real property, and the  
2269 form of notice provided.

2270           4. The court shall schedule a hearing on the petition  
2271 within ninety days following filing of the petition, and as  
2272 to all matters upon which an answer was not filed by an  
2273 interested party the court shall issue its final judgment  
2274 within one hundred twenty days of the filing of the petition.

2275           5. A land bank agency shall be authorized to join in a  
2276 single petition to quiet title one or more parcels of real  
2277 property.

2278           141.1020. Notwithstanding any provision of sections  
2279 141.980 to 141.1020 to the contrary, a land bank agency may  
2280 rent or lease property held by the land bank agency for  
2281 community, noncommercial, and agricultural uses.

2282           249.255. 1. Should a public sewer district created  
2283 and organized pursuant to constitutional or statutory  
2284 authority place a lien upon a customer's property for unpaid  
2285 sewer charges, the lien, once properly recorded, shall have  
2286 priority above all liens except for those taxes levied for  
2287 state and county purposes.

2288           2. Should the sewer charges of a public sewer district  
2289 created and organized pursuant to constitutional or  
2290 statutory authority remain unpaid for a period in excess of  
2291 three months, the district, after notice to the customer by  
2292 certified mail, shall have the authority at its discretion,  
2293 to disconnect the customer's sewer line from the district's  
2294 line or request any private water company, public water  
2295 supply district, or any municipality supplying water to the  
2296 premises to discontinue service to the customer until such  
2297 time as the sewer charges and all related costs of this  
2298 section are paid."; and

2299           Further amend the title and enacting clause accordingly.