



ACT For Missouri
506 N Maguire Street,
Warrensburg, MO 64093
(573) 227-8772
info@act4mo.org
www.act4mo.org

HB595 and 343

Purpose:

This bill modifies Missouri laws to ensure transparency in real estate brokerage services and protect landlords' autonomy in managing rental properties.

Key Provisions:

- *Section 339.780 (Brokerage Services)*
 - Clarifies rules for real estate brokerage agreements, allowing designated brokers to authorize affiliated licensees to enter into agreements.
 - Mandates written agreements before engaging in certain real estate activities, specifying duties and compensation for limited agency, single agency, dual agency, subagency, and transaction brokerage.
 - Requires exclusive brokerage agreements to include minimum services, such as presenting offers and assisting with negotiations.
- *Section 441.043 (Rent Control and Landlord Rights)*
 - Prohibits local governments from enacting ordinances that regulate rent amounts for private residential or commercial properties.
 - Prevents local governments from:
 - Forcing landlords to accept tenants based on income sources, such as housing assistance.
 - Restricting landlords' use of custom criteria (e.g., credit scores, criminal history) for tenant selection.
 - Limiting security deposit amounts.
 - Mandating tenants' right of first refusal.
 - Allows local governments to regulate their own properties or enter voluntary agreements.

Potential Impacts:

- Protects property rights by limiting local government interference in private rental decisions.
- Promotes economic freedom for landlords and small real estate businesses.
- Benefits typical Missouri families who own rental properties.

Conclusion:

This bill aligns with conservative principles by protecting property rights, limiting government intervention, and promoting market-driven solutions. It benefits landlords and small businesses while addressing concerns about governmental overreach.