

Missouri

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
enCompliance.com

■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Missouri. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 18 categories

■ Table of Contents

- [1. COMMERCIAL PROPERTY MANAGEMENT](#) (7 rules)
- [2. CORE LEASE REQUIREMENTS](#) (7 rules)
- [3. ENTRY & ACCESS](#) (4 rules)
- [4. ESCROW ACCOUNTS & TRUST ACCOUNTS](#) (9 rules)
- [5. EVICTION PROCEDURES](#) (8 rules)
- [6. FAIR HOUSING & DISCRIMINATION](#) (5 rules)
- [7. FINANCIAL TERMS](#) (8 rules)
- [8. LOCAL ORDINANCES - COLUMBIA](#) (3 rules)
- [9. LOCAL ORDINANCES - KANSAS CITY](#) (4 rules)
- [10. LOUIS CITY](#) (3 rules)
- [11. PROPERTY CONDITION & MAINTENANCE](#) (9 rules)
- [12. PROPERTY MANAGEMENT LICENSING](#) (6 rules)
- [13. REPORTING & DOCUMENTATION](#) (8 rules)
- [14. RETALIATION PROTECTIONS](#) (3 rules)
- [15. SECURITY DEPOSITS](#) (9 rules)
- [16. SERVICE ANIMALS & EMOTIONAL SUPPORT ANIMALS](#) (4 rules)

[17. SUBLETTING & ASSIGNMENT](#) (3 rules)

[18. WRITTEN AGREEMENTS & DISCLOSURES](#) (3 rules)

1. COMMERCIAL PROPERTY MANAGEMENT

- 1. Commercial Broker License Requirement (RSMo § 339.105, 20 CSR 2250-8.220)

■ Legal Reference: [RSMo § 339.105, 20 CSR 2250-8.220](#) (click to view statute)

- 2. Commercial Escrow Accounts (20 CSR 2250-8.220)

■ Legal Reference: [20 CSR 2250-8.220](#) (click to view statute)

- 3. Commercial Security Deposits - No Cap (PDQ Tower Services, Inc. v. Adams, 213 S.W.3d 697 (Mo.App.W.D. 2007))

■ Legal Reference: [PDQ Tower Services, Inc. v. Adams, 213 S.W.3d 697 \(Mo.App.W.D. 2007\)](#) (click to view statute)

- 4. Commercial Leases - Contractual Freedom (RSMo § 441.005, no Commercial Landlord-Tenant Act)

■ Legal Reference: [RSMo § 441.005, no Commercial Landlord-Tenant Act](#) (click to view statute)

- 5. Commercial Maintenance - No State Standards (No comprehensive statute)

■ Legal Reference: [No comprehensive statute](#) (click to view statute)

- 6. Commercial Eviction - Fewer Protections (RSMo Chapters 534, 535, 441)

■ Legal Reference: [RSMo Chapters 534, 535, 441](#) (click to view statute)

- 7. Commercial Disclosures (RSMo § 535.185, § 441.236)

■ Legal Reference: [RSMo § 535.185, § 441.236](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (RSMo § 535.185, RSMo § 441.060(3))

■ Legal Reference: [RSMo § 535.185, RSMo § 441.060\(3\)](#) (click to view statute)

- 2. Written Lease Requirements (RSMo § 441.060(3))

■ Legal Reference: [RSMo § 441.060\(3\)](#) (click to view statute)

- 3. Lease Language Requirements (General contract law)

■ *Legal Reference:* [General contract law](#) (click to view statute)

● **4. Lease Addendums (Various RSMo sections)**

■ *Legal Reference:* [Various RSMo sections](#) (click to view statute)

● **5. Lease Renewal (RSMo § 441.060)**

■ *Legal Reference:* [RSMo § 441.060](#) (click to view statute)

● **6. Lease Termination (RSMo § 441.060)**

■ *Legal Reference:* [RSMo § 441.060](#) (click to view statute)

● **7. Early Termination (RSMo § 441.920 (Domestic Violence), Federal SCRA)**

■ *Legal Reference:* [RSMo § 441.920 \(Domestic Violence\)](#), [Federal SCRA](#) (click to view statute)

3. ENTRY & ACCESS

● **1. Landlord Right of Entry (No comprehensive state statute)**

■ *Legal Reference:* [No comprehensive state statute](#) (click to view statute)

● **2. Emergency Entry (No specific statute; general legal principles)**

■ *Legal Reference:* [No specific statute; general legal principles](#) (click to view statute)

● **3. Tenant's Right to Privacy (No specific statute; general legal principles)**

■ *Legal Reference:* [No specific statute; general legal principles](#) (click to view statute)

● **4. Lockbox/Key Access (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

4. ESCROW ACCOUNTS & TRUST ACCOUNTS

● **1. Separate Escrow Account Requirement (20 CSR 2250-8.220, RSMo § 339.105)**

■ *Legal Reference:* [20 CSR 2250-8.220, RSMo § 339.105](#) (click to view statute)

● **2. Property Management Operating Account (20 CSR 2250-8.220)**

■ *Legal Reference:* [20 CSR 2250-8.220](#) (click to view statute)

● **3. Security Deposit Escrow Account (20 CSR 2250-8.220, RSMo § 535.300)**

■ *Legal Reference:* [20 CSR 2250-8.220, RSMo § 535.300](#) (click to view statute)

● **4. Deposit Timeline - 10 Banking Days (20 CSR 2250-8.120)**

■ *Legal Reference: [20 CSR 2250-8.120](#) (click to view statute)*

● **5. Commingling Prohibition (20 CSR 2250-8.220)**

■ *Legal Reference: [20 CSR 2250-8.220](#) (click to view statute)*

● **6. Escrow Account Notification to MREC (20 CSR 2250-8.220)**

■ *Legal Reference: [20 CSR 2250-8.220](#) (click to view statute)*

● **7. Interest on Escrow Accounts (RSMo § 535.300)**

■ *Legal Reference: [RSMo § 535.300](#) (click to view statute)*

● **8. Escrow Account Record Retention (20 CSR 2250-8.160)**

■ *Legal Reference: [20 CSR 2250-8.160](#) (click to view statute)*

● **9. Monthly Escrow Account Reconciliation (20 CSR 2250-8.220 (best practice))**

■ *Legal Reference: [20 CSR 2250-8.220 \(best practice\)](#) (click to view statute)*

5. EVICTION PROCEDURES

● **1. Non-Payment of Rent Eviction (RSMo § 535.010, § 535.060, § 535.120)**

■ *Legal Reference: [RSMo § 535.010, § 535.060, § 535.120](#) (click to view statute)*

● **2. Lease Violation Eviction (RSMo § 535.010)**

■ *Legal Reference: [RSMo § 535.010](#) (click to view statute)*

● **3. No-Cause Termination (Month-to-Month) (RSMo § 441.060)**

■ *Legal Reference: [RSMo § 441.060](#) (click to view statute)*

● **4. Holdover Tenants (RSMo § 535.010)**

■ *Legal Reference: [RSMo § 535.010](#) (click to view statute)*

● **5. Eviction Process & Timeline (RSMo Chapter 535)**

■ *Legal Reference: [RSMo Chapter 535](#) (click to view statute)*

● **6. Illegal Self-Help Eviction (RSMo § 441.233)**

■ *Legal Reference: [RSMo § 441.233](#) (click to view statute)*

● **7. Tenant's Property After Eviction (RSMo § 441.065)**

■ *Legal Reference:* [RSMo § 441.065](#) (click to view statute)

● **8. Eviction Records & Expungement (RSMo § 511.059)**

■ *Legal Reference:* [RSMo § 511.059](#) (click to view statute)

6. FAIR HOUSING & DISCRIMINATION

● **1. Federal Fair Housing Act (Federal law (42 USC 3601-3619))**

■ *Legal Reference:* [Federal law \(42 USC 3601-3619\)](#) (click to view statute)

● **2. Missouri Human Rights Act (RSMo Chapter 213)**

■ *Legal Reference:* [RSMo Chapter 213](#) (click to view statute)

● **3. Occupancy Standards (RSMo § 441.060(2))**

■ *Legal Reference:* [RSMo § 441.060\(2\)](#) (click to view statute)

● **4. Advertising Compliance (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

● **5. Reasonable Accommodations & Modifications (Federal Fair Housing Act, ADA)**

■ *Legal Reference:* [Federal Fair Housing Act, ADA](#) (click to view statute)

7. FINANCIAL TERMS

● **1. Rent Amount & Payment (General contract law)**

■ *Legal Reference:* [General contract law](#) (click to view statute)

● **2. Rent Increases (RSMo § 441.043)**

■ *Legal Reference:* [RSMo § 441.043](#) (click to view statute)

● **3. Late Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **4. NSF/Bounced Check Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference: [No specific statute \(click to view statute\)](#)*

● **7. Pet Fees & Deposits (RSMo § 535.300(8) - Pet deposits EXCLUDED from security deposit definition)**

■ *Legal Reference: [RSMo § 535.300\(8\) - Pet deposits EXCLUDED from security deposit definition \(click to view statute\)](#)*

● **8. Utilities (No specific statute; RSMo § 441.233 (self-help eviction))**

■ *Legal Reference: [No specific statute; RSMo § 441.233 \(self-help eviction\) \(click to view statute\)](#)*

8. LOCAL ORDINANCES - COLUMBIA

● **1. Columbia Rental Unit Conservation Law (Columbia Code Chapter 22, Article 5)**

■ *Legal Reference: [Columbia Code Chapter 22, Article 5 \(click to view statute\)](#)*

● **2. Columbia Certificate of Compliance Process (Columbia Code Chapter 22, Article 5)**

■ *Legal Reference: [Columbia Code Chapter 22, Article 5 \(click to view statute\)](#)*

● **3. Columbia Short-Term Rental Registration (Columbia Ordinance 025562 (Effective June 1, 2024))**

■ *Legal Reference: [Columbia Ordinance 025562 \(Effective June 1, 2024\) \(click to view statute\)](#)*

9. LOCAL ORDINANCES - KANSAS CITY

● **1. Kansas City Rental Registration (Kansas City Ordinance 180248 (Healthy Homes Rental Inspection Program))**

■ *Legal Reference: [Kansas City Ordinance 180248 \(Healthy Homes Rental Inspection Program\) \(click to view statute\)](#)*

● **2. Kansas City Inspection Program (Kansas City Ordinance 180248)**

■ *Legal Reference: [Kansas City Ordinance 180248 \(click to view statute\)](#)*

● **3. Kansas City Tenant Bill of Rights (Kansas City local ordinances)**

■ *Legal Reference: [Kansas City local ordinances \(click to view statute\)](#)*

● **4. Kansas City Source-of-Income Protection (Kansas City local ordinance)**

■ *Legal Reference: [Kansas City local ordinance \(click to view statute\)](#)*

10. LOUIS CITY

- 1. St. Louis Occupancy Permit Requirement (St. Louis City Ordinance 71835)

■ Legal Reference: [St. Louis City Ordinance 71835](#) (click to view statute)

- 2. St. Louis Housing Conservation Districts (St. Louis City Ordinance 71835)

■ Legal Reference: [St. Louis City Ordinance 71835](#) (click to view statute)

- 3. St. Louis Short-Term Rental Regulations (St. Louis City Ordinance 71729 (enforcement halted April 2025))

■ Legal Reference: [St. Louis City Ordinance 71729 \(enforcement halted April 2025\)](#) (click to view statute)

11. PROPERTY CONDITION & MAINTENANCE

- 1. Implied Warranty of Habitability (Case law - Detling v. Edelbrock, 671 S.W.2d 265 (Mo. 1984))

■ Legal Reference: [Case law - Detling v. Edelbrock, 671 S.W.2d 265 \(Mo. 1984\)](#) (click to view statute)

- 2. Tenant Repair-and-Deduct Rights (RSMo § 441.234)

■ Legal Reference: [RSMo § 441.234](#) (click to view statute)

- 3. Landlord Maintenance Obligations (No specific comprehensive statute; case law and local codes)

■ Legal Reference: [No specific comprehensive statute; case law and local codes](#) (click to view statute)

- 4. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d) for pre-1978 housing)

■ Legal Reference: [Federal requirement \(42 USC 4852d\) for pre-1978 housing](#) (click to view statute)

- 5. Methamphetamine Production Disclosure (RSMo § 441.236)

■ Legal Reference: [RSMo § 441.236](#) (click to view statute)

- 6. Smoke Detectors (No state statute; local codes apply)

■ Legal Reference: [No state statute; local codes apply](#) (click to view statute)

- 7. Carbon Monoxide Detectors (No state statute; local codes apply)

■ Legal Reference: [No state statute; local codes apply](#) (click to view statute)

- 8. Mold (No specific statute)

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **9. Bed Bugs (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

12. PROPERTY MANAGEMENT LICENSING

● **1. Broker License Requirement (RSMo § 339.105)**

■ *Legal Reference:* [RSMo § 339.105 \(click to view statute\)](#)

● **2. Broker License Qualifications (RSMo § 339.010 et seq.)**

■ *Legal Reference:* [RSMo § 339.010 et seq. \(click to view statute\)](#)

● **3. Continuing Education Requirements (20 CSR 2250-10.100)**

■ *Legal Reference:* [20 CSR 2250-10.100 \(click to view statute\)](#)

● **4. License Exemptions (RSMo § 339.010)**

■ *Legal Reference:* [RSMo § 339.010 \(click to view statute\)](#)

● **5. Physical License Requirements (20 CSR 2250-8.060 (RESCINDED July 30, 2023))**

■ *Legal Reference:* [20 CSR 2250-8.060 \(RESCINDED July 30, 2023\) \(click to view statute\)](#)

● **6. Real Estate Commission Oversight (RSMo § 339.120, 20 CSR 2250)**

■ *Legal Reference:* [RSMo § 339.120, 20 CSR 2250 \(click to view statute\)](#)

13. REPORTING & DOCUMENTATION

● **1. Record Retention - 3 Years (20 CSR 2250-8.160)**

■ *Legal Reference:* [20 CSR 2250-8.160 \(click to view statute\)](#)

● **2. Rent Payment Records (General business practice)**

■ *Legal Reference:* [General business practice \(click to view statute\)](#)

● **3. Maintenance Logs (General business practice)**

■ *Legal Reference:* [General business practice \(click to view statute\)](#)

● **4. Move-In/Move-Out Inspection Reports (RSMo § 535.300 (related to security deposits))**

■ *Legal Reference:* [RSMo § 535.300 \(related to security deposits\) \(click to view statute\)](#)

● **5. Tax Reporting (Federal IRS requirements)**

■ *Legal Reference: [Federal IRS requirements](#) (click to view statute)*

● **6. Annual Property Inspections (No state requirement; best practice and local codes)**

■ *Legal Reference: [No state requirement; best practice and local codes](#) (click to view statute)*

● **7. Complaint Documentation (Best practice)**

■ *Legal Reference: [Best practice](#) (click to view statute)*

● **8. Eviction Records (Court records)**

■ *Legal Reference: [Court records](#) (click to view statute)*

14. RETALIATION PROTECTIONS

● **1. No Specific Anti-Retaliation Statute (N/A - Missouri has NO comprehensive anti-retaliation statute)**

■ *Legal Reference: [N/A - Missouri has NO comprehensive anti-retaliation statute](#) (click to view statute)*

● **2. Domestic Violence Victim Protection (RSMo § 441.920)**

■ *Legal Reference: [RSMo § 441.920](#) (click to view statute)*

● **3. Tenant Organizing Rights (No specific statute)**

■ *Legal Reference: [No specific statute](#) (click to view statute)*

15. SECURITY DEPOSITS

● **1. Security Deposit Limits (RSMo § 535.300(1))**

■ *Legal Reference: [RSMo § 535.300\(1\)](#) (click to view statute)*

● **2. Security Deposit Storage (RSMo § 535.300(2))**

■ *Legal Reference: [RSMo § 535.300\(2\)](#) (click to view statute)*

● **3. Security Deposit Return (RSMo § 535.300(3))**

■ *Legal Reference: [RSMo § 535.300\(3\)](#) (click to view statute)*

● **4. Allowable Deductions (RSMo § 535.300)**

■ *Legal Reference: [RSMo § 535.300](#) (click to view statute)*

● **5. Itemization Requirements (RSMo § 535.300(3))**

■ *Legal Reference: [RSMo § 535.300\(3\)](#) (click to view statute)*

● **6. Move-Out Inspection Rights (RSMo § 535.300(5))**

■ *Legal Reference: [RSMo § 535.300\(5\)](#) (click to view statute)*

● **7. Penalties for Wrongful Withholding (RSMo § 535.300(4) and (6))**

■ *Legal Reference: [RSMo § 535.300\(4\) and \(6\)](#) (click to view statute)*

● **8. Interest on Security Deposits (RSMo § 535.300)**

■ *Legal Reference: [RSMo § 535.300](#) (click to view statute)*

● **9. Security Deposit Transfer on Sale (No specific statute)**

■ *Legal Reference: [No specific statute](#) (click to view statute)*

16. SERVICE ANIMALS & EMOTIONAL SUPPORT ANIMALS

● **1. Service Animals (ADA) (Federal ADA (Americans with Disabilities Act))**

■ *Legal Reference: [Federal ADA \(Americans with Disabilities Act\)](#) (click to view statute)*

● **2. Emotional Support Animals (ESAs) (Federal Fair Housing Act)**

■ *Legal Reference: [Federal Fair Housing Act](#) (click to view statute)*

● **3. Misrepresentation of Service/Support Animals (RSMo § 209.204)**

■ *Legal Reference: [RSMo § 209.204](#) (click to view statute)*

● **4. Assistance Animal Damage & Liability (Fair Housing Act)**

■ *Legal Reference: [Fair Housing Act](#) (click to view statute)*

17. SUBLETTING & ASSIGNMENT

● **1. Subletting & Assignment Rights (No specific statute; general contract law)**

■ *Legal Reference: [No specific statute; general contract law](#) (click to view statute)*

● **2. Unauthorized Occupants (Lease violation)**

■ *Legal Reference: [Lease violation](#) (click to view statute)*

● **3. Guest Policies (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

18. WRITTEN AGREEMENTS & DISCLOSURES

- 1. Property Management Agreement Requirement (20 CSR 2250-8.200)

■ *Legal Reference:* [20 CSR 2250-8.200 \(click to view statute\)](#)

- 2. Property Management Agreement Record Retention (20 CSR 2250-8.160)

■ *Legal Reference:* [20 CSR 2250-8.160 \(click to view statute\)](#)

- 3. Broker Disclosure Form (20 CSR 2250-8.010 et seq.)

■ *Legal Reference:* [20 CSR 2250-8.010 et seq. \(click to view statute\)](#)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

- 1. Kansas City Rental Registration (Kansas City Ordinance 180248 (Healthy Homes Rental Inspection Program))

■ *Legal Reference:* [Kansas City Ordinance 180248 \(Healthy Homes Rental Inspection Program\)](#)

- 2. Kansas City Inspection Program (Kansas City Ordinance 180248)

■ *Legal Reference:* [Kansas City Ordinance 180248](#)

- 3. Kansas City Tenant Bill of Rights (Kansas City local ordinances)

■ *Legal Reference:* [Kansas City local ordinances](#)

- 4. Kansas City Source-of-Income Protection (Kansas City local ordinance)

■ *Legal Reference:* [Kansas City local ordinance](#)

For the most current information, always consult official state sources.

■ Visit **enCompliance.com** for:

- Automated document compliance analysis
- Real-time regulatory change monitoring
- State-specific compliance alerts

■ Questions or need legal review? Contact: **support@enCompliance.com**

Document ID: MO-COMP-20261001