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To :

April 17, 2023

Neighborhood Planning & Development Committee
Kansas City Missouri City Council
Mayor Quinton Lucas
City Manager Brian Platte

RE: STR Ordinances 230267 and 230268

Dear Neighborhood Planning & Development Committee,

We are writing today to voice our concerns over the proposed changes to the Short Term Rental Regulations in Kansas City Missouri.

We have read in the news that there are over 2,000 short term rental units in Kansas City Missouri and that only about 200 to 300 of them are actually licensed and operating legally. This is in part due to the difficult process of becoming licensed. Members report difficulties in obtaining the required signatures from the neighbors, often with out of state or corporations and also just how slow the process is after submitting application.

We would also attribute quite a few of the unlicensed units to the lack of enforcement, and when you don't enforce rules, people will take advantage.

Our 6000 plus membership applauds the Committee's efforts to improve the licensing process, we hope to see a faster process with the new fees and taxes passed, to have the funding needed to hire staff and speed up the application process..

We would hope that just making sure that all 2000+ units were properly licensed, following basic safety rules, and having a local contact person or company on file in case of violations or emergency would go a long way to solving a lot of the problems that some across the city are experiencing. Then revisit the issue, if there still is one in 3 to 5 years.

There are several different substitutes of the Ordinances that we have seen and we are really not sure which one to address. So we will just share our overall thoughts based on all the copies we have seen as well as statements we have read from other parties.

First is the issue that Short Term Rentals take away available housing that might have otherwise have been a long term rental or a house that someone lives in. Which is true, but it might have also been the eye sore on the block that had been been run down and possibly vacant for years and now it is renovated and providing much needed jobs

to local citizens and taxes to the city. More taxes and fees since April 4th.

Second is the issue of the 1000 foot density. Where did that number come from and what does it mean? Current and future people interpreting this need to understand what it means to be able to apply for a future license or even as an employee approve a future license. Perhaps change this to 1 short term rental per block and please define what a block means.

Third is the issue that the neighbors don't know who to call. We would suggest inserting the requirement of one local metropolitan KC area contact be on file with the city, posted in the unit, and that the adjoining neighbors be made aware via certified mail. Many of our members report being on site several times a month at their units and making themselves known to the neighbors even with out this requirement.

Fourth is the approval from neighbors, we would suggest that in the application process that Neighborhood Services would mail out letters to adjoining neighbors with 30 days to either object or ignore. If there is no response, then approval is implied at 30 days. And if there is objection, then a process to go through to gain approval. We have seen this in other cities.

Fifth, allowing transfer of the license upon sale. That license, online reputation with a platform, and booking history is an asset with value. An owner worked hard to build and develop that asset, and should be allowed to sell it or pass it on to heirs.

Last is the big elephant in the room that was not in the first version, but seems to be in many of the substitutes, which is zoning. Both resident and non-resident short term rentals should be allowed in all zones. Banning non-owner occupied in R zones would eliminate many of the 2000 reported units. And we understand that doing so, could quite possibly end up with costly litigation as it has in other cities.

We believe our friends at Kansas City Short Term Rental Alliance have a compromise that we would urge you to consider.

In closing, we would ask, would effectively removing over 1500 short term rentals from the city be a prudent move in light of the World Cup in 2026 and other events the city is trying to attract to Kansas City?

Respectfully



Kim Tucker
CO-FOUNDER
MID-AMERICA ASSOCIATION OF
REAL ESTATE INVESTORS
