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To: [Public Testimony](#)
Cc: [Kristen Doppelt](#); [Laura Williams](#)
Subject: Position Statement from KC Short Term Rental Alliance
Date: Friday, March 24, 2023 4:19:23 PM
Attachments: [KCSTRA Position Statement - KCMO STR Ordinance Changes v3.docx](#)

Hello - I am a Legally Licensed Short Term Rental owner. I and a group of smaller owners have formed a non-profit called the KC Short Term Rental Alliance. We are concerned about the proliferation of illegal STRs and the impact it is having on the neighborhoods and our family businesses. We are generally in support of the changes the City is proposing and believe it will make a difference. We do not want the hysteria of a vocal few to result in those of us who have followed the rules to be put out of business. I have attached (and also provided in the body of this email) our Position Statement regarding the new Chapter 56 proposal for the Public Record. Please don't hesitate to call with questions.

Position Statement of KC Short Term Rental Alliance

Regarding: Ordinance 230267 and 230268 amending Chapter 88 and 56 regarding Short Term Rental (STR) Regulations

We appreciate and support the efforts of the City to reign in the proliferation of illegally operating STRs and agree with the neighborhood groups and the City that better identification, enforcement of licensing rules, and cooperation with Intermediaries will help all stakeholders.

We support the following proposed changes:

- Regarding the density requirements, we appreciate the grandfathering of the current legally Chapter 88 licensed STRs. We have made significant financial investments in the City based on the current ordinance with the expectation of enforcement.
- Elimination of the requirement to obtain signatures from the neighboring property owners to get licensed. This requirement is likely at the core of why there are so few licensed STRs. It is very difficult to find out of town owners and even local owners. We are also concerned with possible discrimination. The proposed Ordinance will make it much easier for the City to register STRs and then shut them down if there are issues.
- Requiring a permit prior to even advertising your home for STR will dramatically help with enforcement.
- Increased penalties and possible imprisonment for violating this Ordinance.

We do not support the following proposed change:

- Density at 1,000 ft. This would only allow one STR per 12-15 blocks in some areas. Again, we do feel a density limit is appropriate, but this is overly restrictive. Independence, which has a fully functioning Ordinance, has a 500 ft limit and we believe that would be a

good compromise.

We would support adding:

- Language requiring a local metro area contact in case of emergencies for Type 2 STRs.

Again, we support the City's efforts and understand what a difficult situation this is for everyone. Most of our members are Mom & Pop owners of a single Type 2 STR, but that home represents a significant investment for these family businesses. Changing the rules too dramatically (i.e., banning Type 2 completely) due to a small but vocal minority is not fair and could result in State or local legal action. We believe this Ordinance change is fair and equitable and appreciate the City's efforts at compromise.

About KC Short Term Rental Alliance

The KC Short Term Rental Alliance represents only legally licensed (under Chapter 88) Short Term Rental Owners and Hosts along with interested individuals and Associated Businesses. Our mission is to balance a thriving Short Term Rental Community while supporting both property ownership rights and neighborhoods. We collaborate with and educate our Community, Public Officials, Short Term Rental Owners/Hosts and Associated Businesses.

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