

May 1, 2023

Neighborhood Planning & Development Committee  
414 E 12th Street  
Kansas City, Missouri 64106

RE: Short Term Rental Ordinances 230267 & 230268

Dear Chair Barnes and Committee Members,

I write in opposition to the new Short Term Rental Ordinance and its Substitute.

Why? Because there is a perfectly good one on the books now, enacted in 2018, that **THE CITY HAS BEEN DEFICIENT IN ENFORCING** which is the root of most problems identified by the neighborhood groups today. Given that the City did not enforce regulations previously enacted, what proof is there that they will enforce new ones? NONE. Additionally, there is legal precedent against restricting the growth of STR – see the New Orleans case in the 5<sup>th</sup> Circuit Court that goes against many of the elements in this new KCMO STR Ordinance. Our City is setting itself up for numerous lawsuits if it persists in enacting this new STR.

There are many public policy reasons demonstrating solid benefits brought about by creating a workable path where STRs can exist in residential neighborhoods. City enforcement of regulations is the key. Generating affordable housing for tourists and taxes to support City services are just a few.

“Grandfathering” current STRs protects and promotes the current legal STRs while eliminating future expansion of STRs in residential areas. Eventually as time moves on there will be no STRs in residential areas of Kansas City, and this is what many travelers to Kansas City seek – to experience life as lived in KC in a residential area. You appease the very vocal neighborhood groups but destroy us small business owners of STRs. All could be avoided by adequate enforcement.

I have been a STR Owner/Operator for over ten years with very few, if any, problems. It can be done in a residential neighborhood. While my property would be among those “grandfathered”, I am greatly concerned about setting a negative precedent for the future, since there is no mechanism for new STRs in residential areas to be created. Obviously, these STRs will die out.

This new STR Ordinance and its substitutes has not been keenly designed or well thought out. I ask the members of the Neighborhood Planning and Development Committee to oppose committee substitutes for 230267 and 230268 because they are not progressive and whose real purpose is to shut down STR’s future growth. Please send the writers back to the drawing board, or to the 2018 Ordinance, and do **NOT** recommend passage to the full Council.

Sincerely,

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