

From: [Tyler Adams](#)
Subject: Short term rentals
Date: Monday, April 10, 2023 11:00:29 AM

Good morning! My name is Tyler Adams, I work for BearBnB. I wanted to write you an email to explain my perspective on short term rentals, and how they have shaped my career.

AirBnB is the bread and butter that fuels my professional life. My time with BearBnB has been the highlight of my life. Eventually I hope to be an owner myself and use AirBnB to keep my family fed and living a happy, comfortable lifestyle. We are a co host that handles all guest communication on the homeowners behalf, we heavily screen our guests before allowing them to stay and absolutely do not tolerate any illegal or disruptive activity in our units. Due to our screening process, we have virtually no problems with troublesome guests staying in our units.

Some of the restrictions that are on the table for being put in place soon could drastically harm us and put not only my career in jeopardy, but that of my coworkers as well. There are also some things that are already in place that I believe would be beneficial to change.

- The 1,000 foot density for units is something that would drastically reduce our presence in KCMO, that 1,000 feet is roughly the size of West Plaza! Please reduce this to a 500 foot density, I think that would be a fair compromise. I do agree that we shouldn't have every house be an STR but 1,000 foot density is a huge area.

- The 8 guest maximum limit is very limiting. The biggest draw of a short term rental is being able to put a whole family under one roof rather than getting 2 or 3 hotel rooms. Or for example, if 2 families are coming together for their kid's sports tournament, they can stay in one place and share a kitchen. A lot of our units are 5 or 6 bedrooms that we want to be able to put 10 people in. I understand how putting more guests may present the risk of neighborhood disruptions, but again, going back to our screening process, we would ensure that those problem guests don't get the chance to book our properties.

- In the permitting process, requiring a neighbor's signatures is making it impossible for some people to get their permits. Everybody wants to get their unit permitted but some neighbors are under the impression that AirBnB's are "party houses" which is absolutely not the case, but they refuse to sign no matter what. Removing or reducing this requirement would help many people get permitted.

- I have heard that there is a possibility of outlawing STRs altogether in residential neighborhoods or requiring them to be occupied by an owner. This is something that could destroy our business. Nobody wants to stay in a portion of a house while a stranger is living there as well. Renting our individual rooms or portions of homes is not viable at all in the STR world in this area. Again, the entire draw of this is giving a full family somewhere to stay together and feel comfortable. This rule would be the final nail in the coffin for STR in Kansas City.

Thank you for taking the time to read my email. These rules could easily be the end of STR in Kansas City. If some of these new rules go into effect, myself and a lot of the people I work with and have grown to care about will very likely be laid off and forced to find a new career path. I am our sales and new unit onboarding manager, some of these rules will make it impossible to gain new units which would destroy my job. Thank you again, have a wonderful week.