

April 18, 2023

Neighborhood Planning & Development Committee [public.testimony@kcmo.org](mailto:public.testimony@kcmo.org)

Lee Barnes, Jr. [lee.barnes@kcmo.org](mailto:lee.barnes@kcmo.org)

Andrea Bough [andrea.bough@kcmo.org](mailto:andrea.bough@kcmo.org)

Dan Fowler [dan.fowler@kcmo.org](mailto:dan.fowler@kcmo.org)

Brandon Ellington [brandon.ellington@kcmo.org](mailto:brandon.ellington@kcmo.org)

Teresa Loar [teresa.loar@kcmo.org](mailto:teresa.loar@kcmo.org)

RE: STR Ordinances 230267 and 230268

Dear Neighborhood Planning & Development Committee,

The number of unregulated non-resident short-term rentals in Kansas City has exploded to more than 2,000 units, many managed by individuals and LLC's with no ties to the community. In other cities that number has mushroomed to more than 20,000. Kansas City is facing a crisis in terms of available, affordable housing. Those investors compete with prospective tenants and home buyers who want to put down roots in our city.

The growth of non-resident short-term rentals has also created a safety issue, making it harder for residents to know who the owner, host, or guests are, and determine when property crimes may be occurring. In the case of multi-family buildings, it means transient guests will have access to keys or entrance codes meant to protect long term tenants. The 2018 ordinance required simple notification if the property owner lived on site. If the owner did not live at the property the ordinance required a majority of adjacent property owners to consent to an application. The revised ordinance, as currently drafted, eliminates those safeguards. It takes away the power and voice of homeowners and neighborhood associations who have worked with the city to revitalize and stabilize residential areas. It disrupts the sense of community built from those efforts.

To that end, I am writing to share my **support** for committee substitutes to Short Term Rental Ordinances 230267 and 230368 in a form that support the following criteria:

- Type 2, non-resident STRs should not be allowed in R zoning districts. If they are, neighbor consent should continue to be required and a density requirement should be included.
- Quality of life protections, for both neighbors and guests, should continue to be required including the limits on the number of guests and prohibition of parties/events.
- Current permitted STRs should be required to re-register under Chapter 56 once their permit expires, and will be expected to comply with all requirements except the zoning and density requirement as long as the registrant or ownership does not change.
- The booking platforms must be required to remove any unregistered or deregistered STR.
- The Neighborhood Services Department must be committed to actively enforcing the Ordinance to address violations and shut down STRs that are illegally operating or failing to comply with the Ordinance.

Ordinances #230267 and 230268 will determine the fate of residential neighborhoods in Kansas City, Missouri. It will impact whether those neighborhoods are safe for residents, including families with children.

I am asking our elected representatives to partner with residents and neighborhoods to create a reasonable compromise that allows for sustainable growth but protects the rights and interests of permanent residents.

Sincerely,

Margaret Jo Smith  
President, Westwood Park Homes Association  
1319 W 50<sup>th</sup> Street, Kansas City, MO 64112  
816-651-6125  
margaretjosmith@gmail.com

Attachment: [\*Neighborhood Analysis 67 & 68 - 4.15.23.pdf\*](#)

Cc: Katheryn Shields [katheryn.shields@kcmo.org](mailto:katheryn.shields@kcmo.org)  
Eric Bunch [eric.bunch@kcmo.org](mailto:eric.bunch@kcmo.org)  
Quinton Lucas [quinton.lucas@kcmo.org](mailto:quinton.lucas@kcmo.org)  
Forest Decker [forest.decker@kcmo.org](mailto:forest.decker@kcmo.org)