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To: [Public Testimony](#); [Bough, Andrea](#); [Ellington, Brandon](#); [Fowler, Dan](#); [Barnes, Lee](#); [Loar, Teresa](#)
Cc: [ONeill, Kevin](#); [Robinson, Melissa](#); [Shields, Kathryn](#); [Bunch, Eric](#); [Parks-Shaw, Ryana](#); [McManus, Kevin](#); [Lucas, Quinton](#); [Platt, Brian](#)
Subject: My Letter of Concern to Council Members re: Short-term Rentals
Date: Wednesday, April 19, 2023 10:17:30 AM

Dear Council Members,

I hope my email reaches you before your meeting today. I appreciate the time and work you've dedicated to the Short Term Rental topic. I also appreciate the survey data results. It's important to me to share my high-level thoughts with you after reviewing your committee's initial suggestions.

- **The current programs suggestions are too narrow and will likely exclude some of the very properties that would make a terrific STR.**
 - What difference does it make if the property is the full-time residence of the owner?
 - A limit of 300 STRs is extremely small compared to the estimated current #'s of KCMO STRs.
- **Focus on the positives that STRs bring to our city instead of the negatives.**
 - Are you aware that Airbnb now has a rating in system in place for travelers? If a traveler receives a bad review, future owners can choose not to book their stay. Savvy owners do not problem guests that destroy their property and disturb neighbors.
 - STRs can be a perfect way to experience the city. I often rent them when I travel b/c I don't want to be stuck with 3 kids in a cramped hotel room without a kitchen.
- **Try to refrain from making this a "money grab" by the city. Fair and equitable is understandable as a way to regulate, but making it cost prohibitive will exclude quality STR's from operating in KCMO.**
 - Some folks don't want to rent out their properties all year, but maybe just a few weeks during the entire year when they're out of town. Based on your criteria above, how could an owner rent out their house for more than a few weeks per year anyway?
 - There are already a lot of costs associated with the STR business model. Adding steep "registration" fees, etc makes it cost prohibitive.

Some background on me....I live and work in KCMO. I own and manage several Single Family & Duplex Rental units that are your typical 12 month leases. Of those I have 2 units that I furnish, and rent to traveling nurses who typically stay 3-6 months at a time. Sometimes I have gaps in between my nurses. Instead of losing money on the property, I'd like to be able to use Airbnb to rent out these units to cover those property/insurance/utility costs by offering my units for 5 day minimums. Your current model would prevent me from doing that.

You might ask why did I decide to get into furnished units?

1. One of my units was small (450 sq ft with low ceilings), and I couldn't see a tenant wanting to live there full-time for an entire year. So a shorter term rental seemed perfect for the tiny space (and it is!).
2. I love decorating and creating homey environments! I love the whole furnishing part of the process, and knowing that I've created a great experience from my short term guests. I view at it from a personal perspective.
3. Both my furnished units are duplex units, so I'm very cognizant of noise level, respectfulness,

etc. If I get an obnoxious guest, then my long-term tenant renting the other unit is good about letting me know so that I can act immediately.

4. It is NOT a big profit center for me. I continue doing this because I enjoy renting for 3 months at a time, and I don't plan to create any new furnished units. I simply what the flexibility of how I rent my (2) furnished units out to guests. I have no desire to run a "hotel" or deal with the constant cleaning in between guests staying only 3 nights at a time. It is really a lot of work and must be approached as its own business model to be able to do it efficiently.

Thanks for your time,
Jennifer Marnell
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