

From: [David Dial](#)
To: [Public Testimony](#)
Subject: From a permitted Property Rights Supporter
Date: Tuesday, April 18, 2023 8:00:51 PM

Honorable Committee,

I am writing to register my opposition to the changes to ordinance 23067 proposed by Councilmember Bunch which prohibit the use of privately owned property as rental for less than 30-day periods.

Speaking as an owner who has personally paid over \$1200 in registration fees this year to permit my property as a seasonal STR, for a Special Use Permit, and finally for a year round STR I have the experience of responsibly renting my personally owned real estate in KCMO. I am considerate of my neighbors, make my guests agree to rules or lose their deposit, and my guests patronize local businesses. I keep the home tidy and well-maintained to contribute to the beauty of the street, I pay my taxes, and I donate revenue to local charities like Childrens Hospital. Even though hostile neighborhood associations raised superfluous issue after issue, the neighbors that actually live next to me gave their permission to me thankfully.

However thankful I am to my neighbors, it brings up a troubling issue and a philosophical thought. Privately owned property is a cornerstone of American capitalism, which is the economic system that has lifted the most people out of poverty worldwide and has made our country the most prosperous in the world. Were it not for capitalism, John McCoy and Gesseau Chouteau would not have built their famed trading posts to supply travelers venturing into the west and Kansas City would not have flourished from that beginning into what it is today. In this country individuals have the right to own and control property as they see fit. This means we are free to buy, sell, lease, mortgage, or use it in any way we choose, as long as we are not infringing on the rights of others. Private property ownership is important in our economy because it creates incentives for people to work hard, invest, and innovate. When people have the right to own property, we are more likely to take care of it, improve it, and invest in it over the long term. Private property also allows us to make decisions about how to use our resources, which promotes efficiency and economic growth. In our capitalist society ownership is a fundamental right and a key driver of economic prosperity. It allows us to create wealth, build businesses, and contribute to the communities, and help to fuel overall economic growth and development.

I purchased my property on the free and open market, it was listed on MLS like any other property, and any buyer could have purchased it or offered a higher price. I paid for the home with my money. The next door neighbor didn't chip in, and neither did the esteemed Neighborhood Association - though it sure would have been nice!

Instead of personally occupying the home with my family and living in the home, I have opted to enter into agreements with other humans to allow them to occupy the home and live in the home with their families and friends while agreeing to follow rules to avoid nuisance to other humans residing in homes nearby. These people eat at restaurants, shop at stores and buy tickets to events in Kansas City. In exchange for this right granted to them they agree to pay me a certain dollar amount which we have both agreed represents the value of staying in that particular home in this particular area. Other property owners make similar arrangements for humans to temporarily live in their homes, for varying lengths. Some make agreements for

months, or years.,In light of the proposed restriction on property by Councilman Bunch, *what business of it for a third party to decide whether an agreement between me and another person which grants them the right to physically reside in my home has an appropriate duration? What business is it to anyone whether that person stays for 1 year, 30 days, 3 days or 3 minutes?*

Do humans irritate others and do they break laws? Yes. This is true wherever you find humans. Are there laws on the city's books against nuisances of noise, illegal activity and other things that opponents of Property Rights? Yes and these should be enforced. Are property owners that rent their homes to others the primary cause of strife, decay, crime, violence, suffering and blight in Kansas City? Absolutely not and on the contrary I would argue they more often than not have the opposite effect or at a minimum no difference than any other humans residing in any other home for any other given duration.

I implore you to do the right thing, not cave to the loudest minority and please protect the personal property rights foundational to our land!

Thank you!
Sincerely
David J Dial