



**KANSAS CITY
MISSOURI**



Neighborhood Services Department

Changes to the City's Short-Term Rental Policy
Ordinance No. 230268

Introduction to Short-Term Rentals

The City has implemented new policies for short-term rentals, including:

- Mandatory registration
- Limits on the number of short-term rentals in non-residential areas
- Restricting short-term rental registrants to occupants in residential districts



Key Changes

- **Registration starts June 15, 2023**
- **All short-term rentals must be registered**
- **Registration and annual renewal fees are \$200**
- **Registrants for a resident short-term rental must occupy the property for a minimum of 270 days per year**
- **Non-resident short-term rentals are limited to one per 1,000 feet**
- **All previously approved short-term rentals with a permit that expires on or after May 4, 2023 will need to apply under the new regulations**
- **A list of registered short-term rental properties will be posted on [KCMO.gov/shorttermrental](https://kcmo.gov/shorttermrental)**
- **Enforcement improvements**

Types of Short-Term Rentals (STRs)

- Resident short-term rental is a property that the registrant (either owner or tenant/lessee) occupies and is their primary residence
- Non-Resident short-term rental is a property operated by some one other than the occupant

Resident Short-Term Rental (STR)

- The short-term rental property must be the registrant's primary address (270 days per year) verified by providing two of the following:
 - Valid motor vehicle registration
 - Voter registration
 - Utility statement
 - Other legal documentation subject to Neighborhood Services Director approval

Non-resident Short-Term Rental (STR)

- Business license
 - City Finance Department
 - (816) 513-1120
 - KC BizCare
 - (816) 513-2491
 - kcbizcare@kcmo.org
- Notarized affidavit must include:
 - Registrant's full name, telephone number, mailing address, email address
 - Acknowledgement that they are a natural person with management control and responsibility for the dwelling unit
 - Commit to personally inspect the interior and exterior of the dwelling unit at least once per month

All Short-Term Rentals (STRs)

- Proof of possession for the short-term rental property
- Tax clearance letter
 - [Tax Home | KCMO.gov - City of Kansas City, MO](#) on or after June 15th
- Complies with applicable federal, state and local laws
- Detailed explanation if barred from operating a short-term rental in other localities
- If the registrant does not own the property, they must provide a notarized affidavit from the owner allowing the short-term rental

Kansas City, Missouri Finance Department

Properties Owned By LLC, Businesses or Trusts

- Corporation
 - A corporate officer and the chief operating officer
- Partnership
 - The managing partner
- Limited liability company
 - The managing or administrative member
- Limited partnership
 - A general partner
- Trust
 - A trustee
- Real estate investment trust
 - A general partner or an officer

Safety Requirements

- Posted owner and emergency contact information
- Posted map of evacuation routes
- 2 persons per bedroom and one additional with a limit of 8 guests
- Food cannot be provided
- Unit cannot be rented for events, parties or meetings
- Installed/working carbon monoxide and smoke detectors
- Fire extinguisher and working flashlight
- Must allow inspection of the short-term rental dwelling unit upon request

Enforcement and Inspections

- Inspectors will investigate complaints
- Permitted short-term rentals can be deregistered for 1 to 3 years if registrant does not comply with the requirements of the ordinance
- Fines for operating without registration ranges from \$200-\$1,000
- Every day an unregistered property operates could be a separate violation

June 15th, 2023

- The registration portal will be active June 15th, 2023
- Registrants should apply using CompassKC
 - [KCMO.gov/shorttermrental](https://kcmo.gov/shorttermrental)
- A \$200.00 fee is due after an approved administrative review

Appeal

- Those who have their application denied or become deregistered may submit appeals requests to the Short-Term Rental Program Manager
 - (816) 513-3226
 - str@kcmo.org
- Submit a detailed statement of the grounds for your appeal along with the property address or application number

Thank you

**If you have questions please contact:
(816) 513-3226
str@kcmo.org**



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