CITY COUNCIL
WORK SESSION AGENDA
September 29, 2025 - 6:00 p.m.
Administrative Training Room
Blue Springs City Hall
903 W. Main Street
Blue Springs, Missouri

1. Call meeting to order
2. Confirmation of Quorum
3. Chapter 100 Bonds
4. Parks and Recreation Open Space Master Plan
5. Short-Term Rentals
6. Adjourn

Miscellaneous Items

City Council Meeting – Monday, October 6, 6:00 PM
Public Arts Commission Meeting – Wednesday, October 8, 4:00 PM
Planning Commission Meeting – Monday, October 13, 6:30 PM
Economic Development Council – Wednesday, October 15, 8:15 AM
Park Commission Meeting – Wednesday, October 15, 6:00 PM
Land Bank Meeting – Monday, October 20, 3:00 PM
City Council Meeting – Monday, October 20, 6:00 PM
Planning Commission Meeting – Monday, October 27, 6:30 PM
Public Safety Citizen Advisory Board Meeting – Tuesday, October 28, 6:00 PM
City Council Meeting – Monday, November 3, 6:00 PM

This Agenda was posted at City Hall and on the City's website on Thursday, September 25, 2025.

Megan Rodgers, Deputy City Clerk

TO: Mayor, City Council,
Department Directors, and Press

FROM: Dennis Dovel
Assistant City Administrator

DATE: September 25, 2025

SUBJECT: Agenda Explanations

Item 3 – Chapter 100 Bonds
Attorney Sarah Granath of Gilmore & Bell will present information regarding Chapter 100 Bonds. Refer to Council Information Form from City Administrator Christine Cates for additional information.

Item 4 – Parks and Recreation Open Space Master Plan
Staff will provide a presentation overview regarding the progress of the Parks, Recreation and Open Space Master Plan. Refer to Council Information Form from Parks and Recreation Director Justin Stuart for additional information.

Item 5 – Short-Term Rentals
Staff will give a presentation and lead a discussion regarding potential regulations for short-term rentals in the City. Refer to Council Information Form from Senior Director of City Development Mike Mallon for additional information.

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 15, 2025

SUBMITTED BY: Christine Cates **DEPARTMENT: Administration**

☐ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☐ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Attorney Sarah Granath of Gilmore & Bell will present information regarding Chapter 100 Bonds.

BACKGROUND/JUSTIFICATION

Attorney Sarah Granath will present information outlining Chapter 100 Bonds and how they are used by municipalities.

FINANCIAL IMPACT

Contractor:	N/A

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

N/A

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Presentation

REVIEWED BY:

Requesting Director: ***Christine Cates***	Budget: ***N/A***
Legal: ***Gilmore & Bell***	City Administrator: ***Chrsitine Cates***

INNOVATIVE PUBLIC FINANCE SOLUTIONS

Overview of Chapter 100 Tax Abatement

City of Blue Springs, Missouri
September 29, 2025

GILMORE BELL

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How does Chapter 100 work?

- Property subject to Chapter 100 abatement is tax exempt due to its ownership by the City, similar to City Hall or a police car.
- City and developer agree to an annual Payment in Lieu of Tax (PILOT) to create the desired level of abatement.

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Eligible Chapter 100 Projects

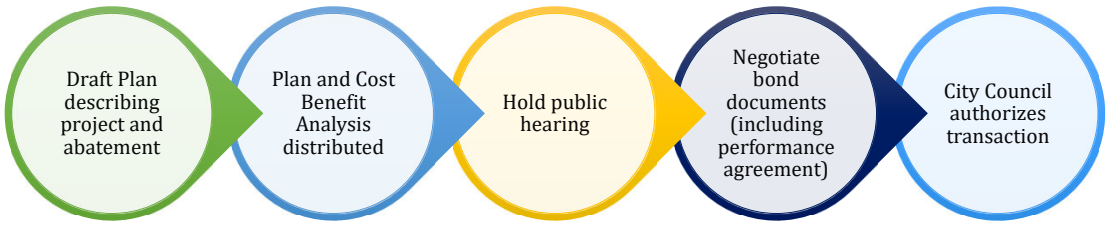
- Warehouses
- Distribution facilities
- Research & development facilities
- Office industries
- Agricultural processing industries
- Service facilities that provide interstate commerce
- Industrial plants
- Commercial facilities

GILMORE BELL

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Chapter 100 Process



GILMORE BELL

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3

Chapter 100 Process



GILMORE BELL

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Abatement Options

Real Property Tax Abatement*

- 0%-100%

Personal Property Tax Abatement*

- 0%-100%

Sales Tax Exemption on Construction Materials

Sales Tax Exemption on Personal Property (if State approves)

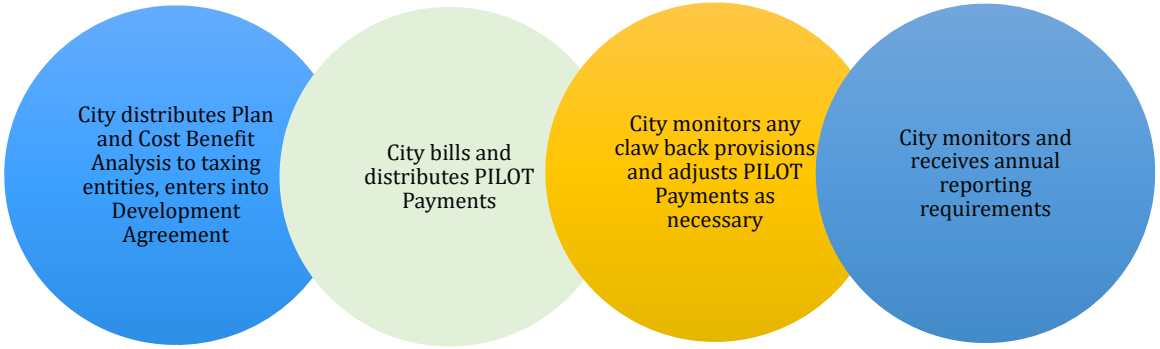
* No statutory limit on period of time, typically see 10-20 years.

GILMORE BELL

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The City's Role



GILMORE BELL

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Questions?

GILMORE BELL

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CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 24, 2025

SUBMITTED BY: Justin Stuart **DEPARTMENT: Parks and Recreation**

☐ Ordinance	☐ Resolution	☒ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Staff will provide a presentation overview regarding the progress of the Parks, Recreation and Open Space Master Plan.

BACKGROUND/JUSTIFICATION

The City's first ever Parks, Recreation and Open Space Master Plan was adopted by City Council in 2016. The Master Plan was intended to guide the Department over the next decade. This Plan led to the passage of the initial ½ cent sales tax for Parks in 2017 with a 5-year sunset, as well as the renewal of that Parks sales tax with no sunset in 2021. This dedicated funding has allowed the City to accomplish many renovations of existing facilities such as new playgrounds, shelters, trails, and many other park amenities. In addition, this led to the funding of Blue Surf Bay Water Park which opened on Memorial Weekend 2024. The 2016 Master Plan also guided the Department through several other initiatives such as Site Master Plans for Roscoe Righter Park & Southwest Park, revised facility use agreements with youth sports organizations, and a work order system to assist the Parks Maintenance Division in becoming more efficient.

The 2016 Master Plan identified 4 Goal Areas:

- Enhance Financial Structure
- Enhance Program and Service Delivery
- Organizational Efficiency
- Provide new or improved facilities and amenities

The Master Plan included 62 Action Steps for these Goal Areas. To date, almost 50 of those goals have been completed, for a completion rate of 80%. This has led for the need to update the Parks, Recreation and Open Space Master Plan to guide the Department over the next decade. An RFP was posted and interested firms submitted proposals that were scored to develop a list of finalist firms for interviews. At the January 7, 2025, City Council meeting, a contract with BerryDunn was approved to conduct an updated Parks, Recreation and Open Space Master Plan. BerryDunn began work on the Master Plan right away, but intentionally took a slower pace in order for the City Strategic Plan process to continue so the two plans can be connected. The presentation tonight will provide an update on the information that has been gathered up to this point and discuss the next steps in the process with a final adoption expected in the first quarter of 2026.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
January 7, 2025	April 30, 2026
Years and Months Contract in effect	**Number of times renewable**
1 year	NA

STAFF RECOMMENDATION

NA

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	NA

ECONOMIC DEVELOPMENT PROJECT

NA

LIST OF REFERENCE DOCUMENTS ATTACHED

1. PowerPoint presentation by BerryDunn

REVIEWED BY:

Requesting Director: ***Justin Stuart***	Budget: ***N/A***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***



Blue Springs Parks, Recreation, and Open Space Master Plan Update

Parks, Recreation, and Open Space Master Plan Update

BerryDunn

The City of Blue Springs Missouri

September, 2025

2016 Master Plan

- **Greenplay conducted first ever Master Plan for the Department**
- **Laid the groundwork to pursue dedicated funding for Parks**
- **Identified 4 Goal Areas with 62 Action Steps-**
  - Enhance Financial Structure
  - Enhance Programs and Service Delivery
  - Provide new or improved facilities and amenities
  - Organizational Efficiency
  - 49 of the 62 Action Steps were completed- 80%
  - Several Action Steps no longer applicable i.e. The Blue Centennial Pool, youth sports orgs that no longer exist
  - Other unfinished action steps are being specifically called out in this update i.e.- ADA evaluation & transition plan; Cost Recovery policy; development of park standards

Major Initiative Highlights from the 2016 Master Plan

Enhance Financial Structure

- ½ Cent Park Sales Tax- 5 year sunset and then renewed at 80% approval with no sunset- this has led to numerous improvements throughout the Park system, construction of Blue Surf Bay, and Southwest Park

Enhance Programs and Service Delivery

- Revised Facility Use Agreements with youth sports organizations that utilize City facilities for more equitable agreements

Organizational Efficiency

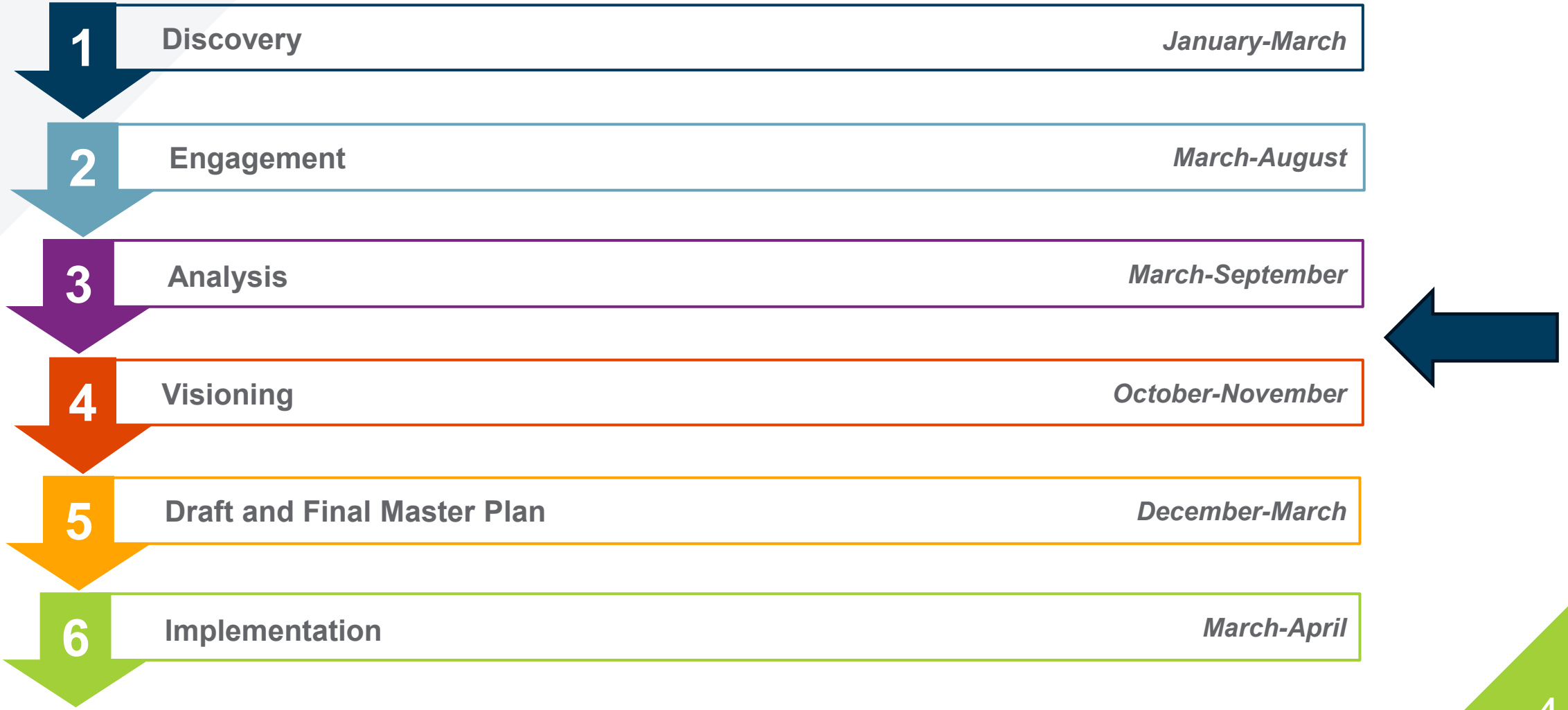
- Implemented work order system in 2019 for Parks Maintenance

Provide New or Improved Facilities and Amenities

- Developed site master plans for Southwest Park and Roscoe Righter Park
- The Parks Sales Tax has provided numerous upgrades to the Parks system, including destination playgrounds, updated shelter & restrooms, renovated playing surfaces for courts & fields, and Blue Surf Bay

Project Approach: Overview

We are wrapping up the analysis phase and heading into the visioning process



Community Engagement

- Nearly 175,000 points of contact through signage, social media, advertisements, email, pop-up engagements, website visits, surveys, and meeting attendees
- A full summary of all feedback will be available in early October



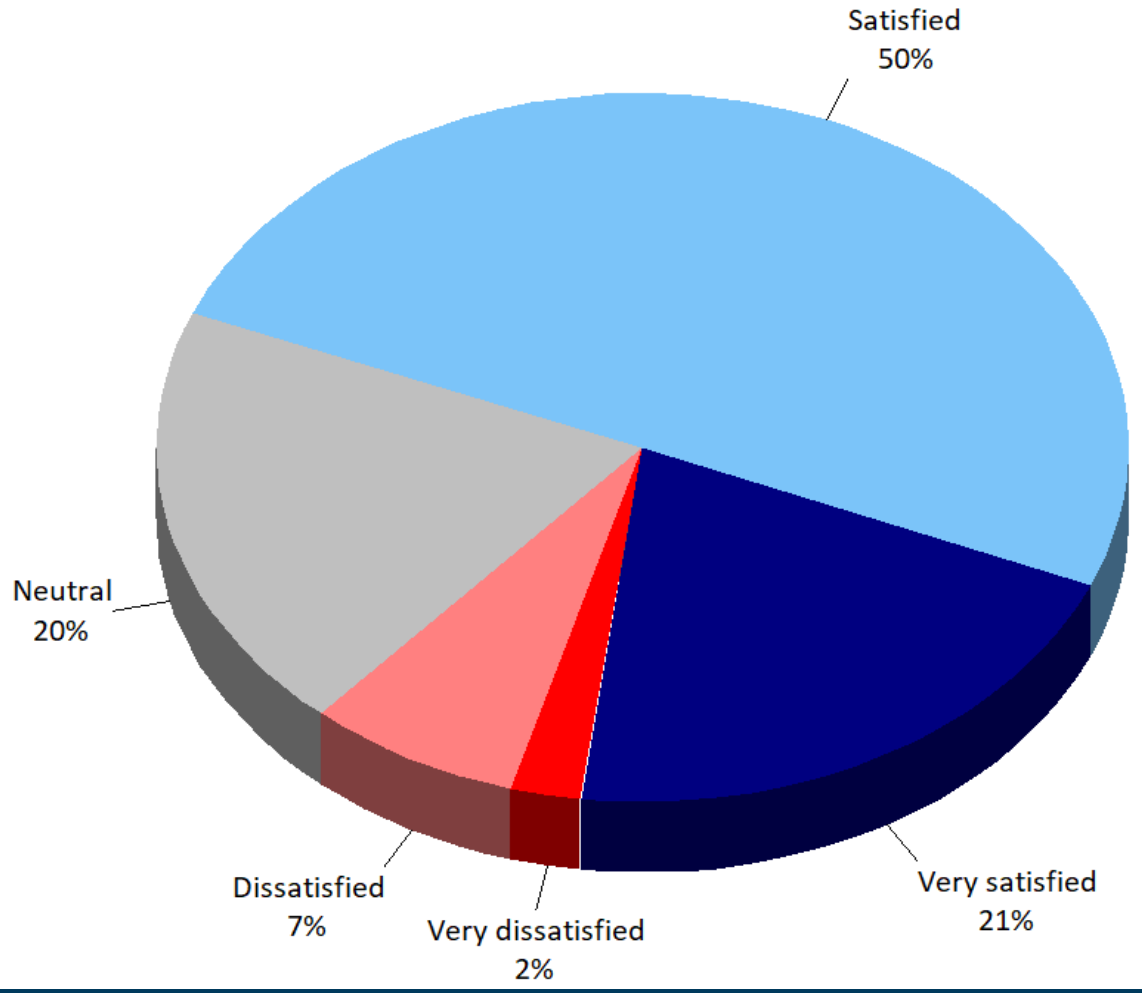




Statistically Valid Survey Key Findings

Q19. Please rate your level of satisfaction with the overall value that your household receives from parks, facilities, programs, and services.

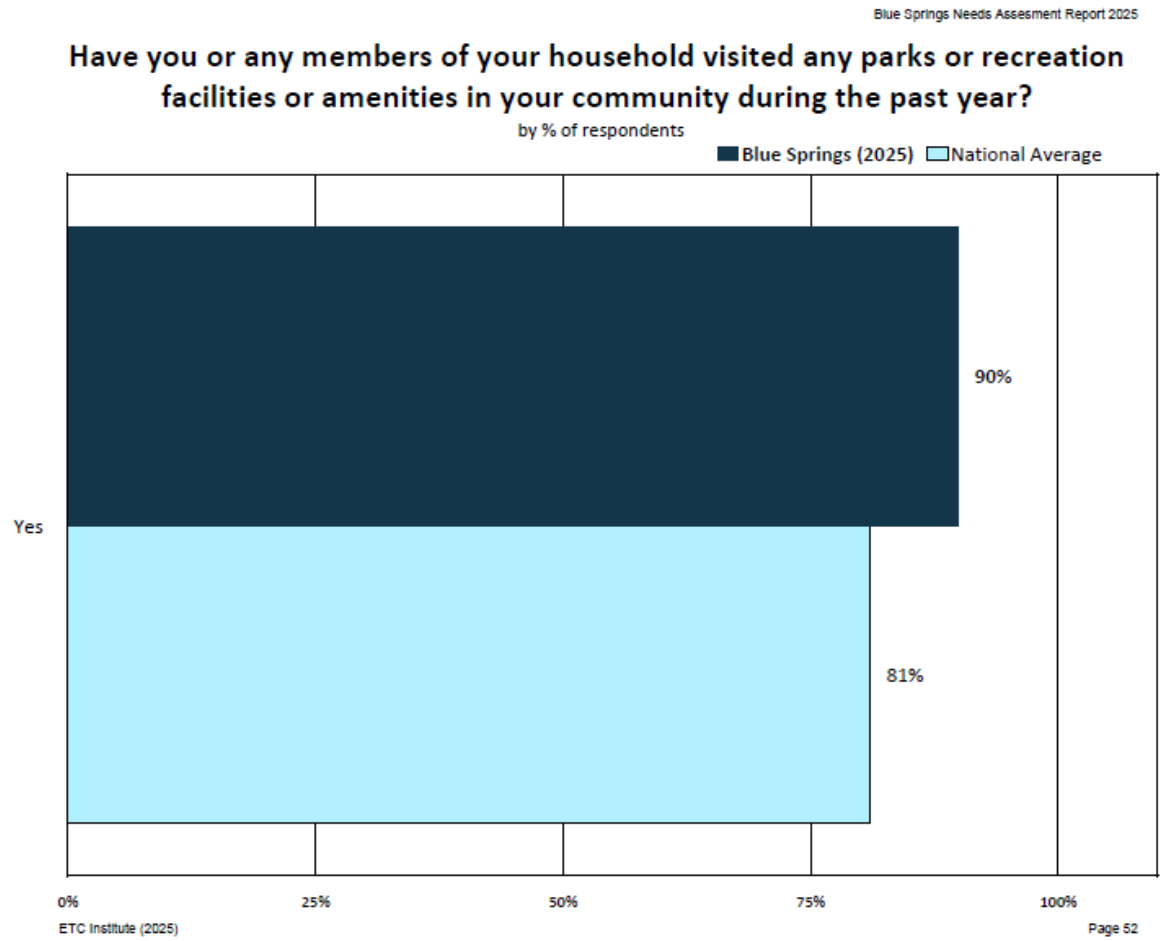
by percentage of respondents (excluding "don't know")



Overall satisfaction is at 71% in Blue Springs compared to 62% nationally!

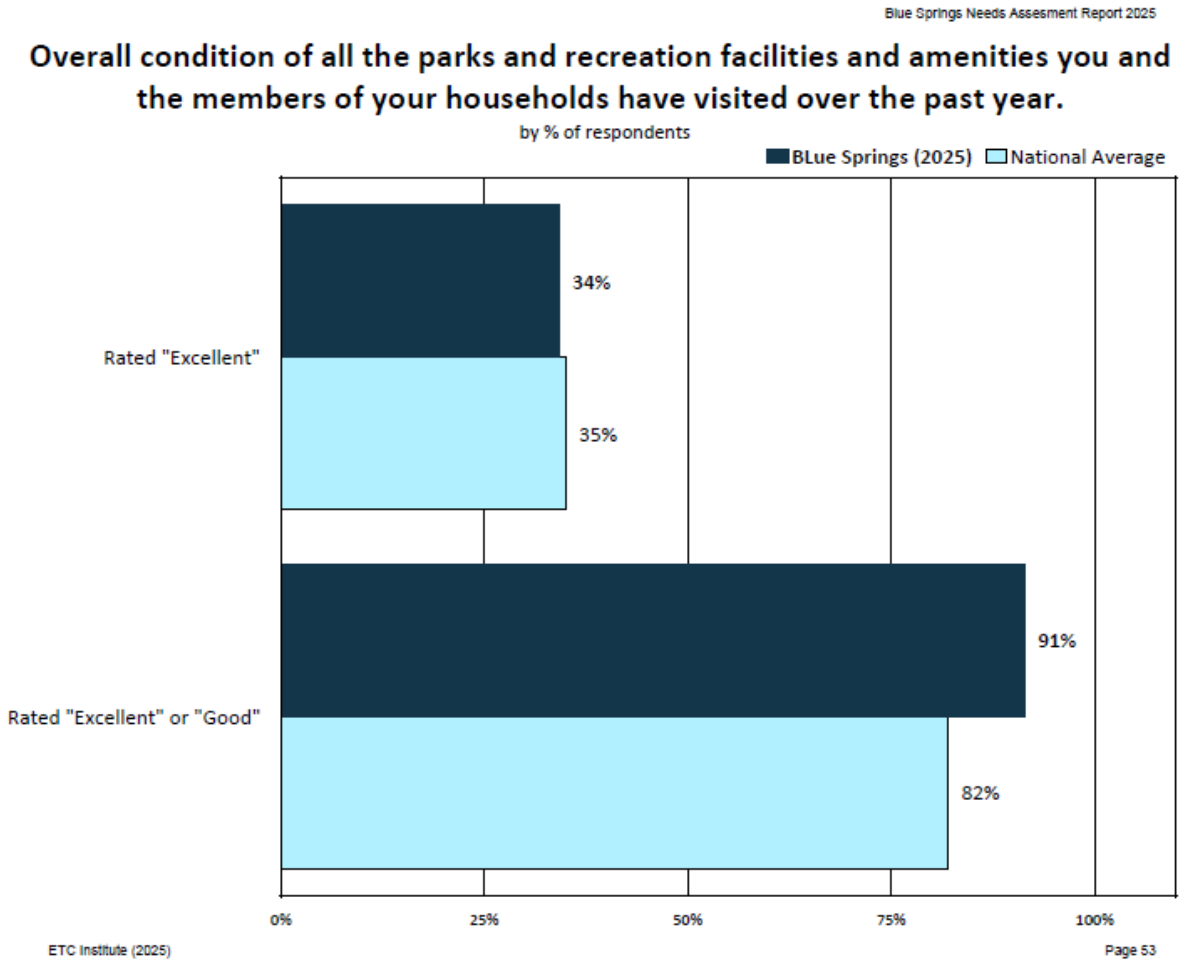
Statistically Valid Survey Key Findings

- 90% of households used parks or facilities in the past 12 months, well above the national average



Statistically Valid Survey Key Findings

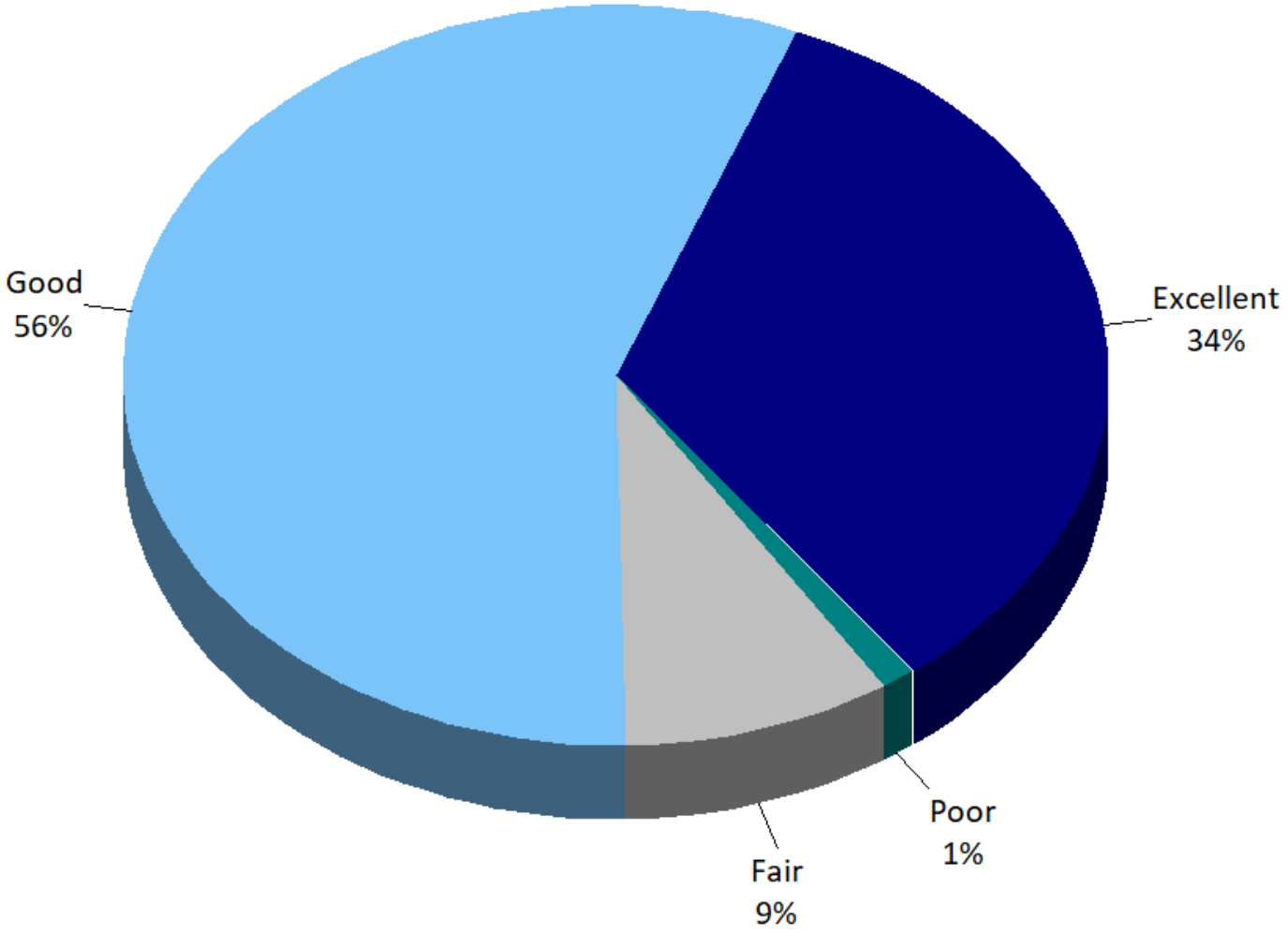
- 91% rated facility quality as excellent or good, also above the national average



Q3a. How would you rate the overall quality of the programs or events offered by the City of Blue Springs that you and the members of your household have participated in?

by percentage of respondents (excluding "not provided")

Nationally, 85% provide an "excellent" or "good" response compared to 90% which is a statistically significant difference

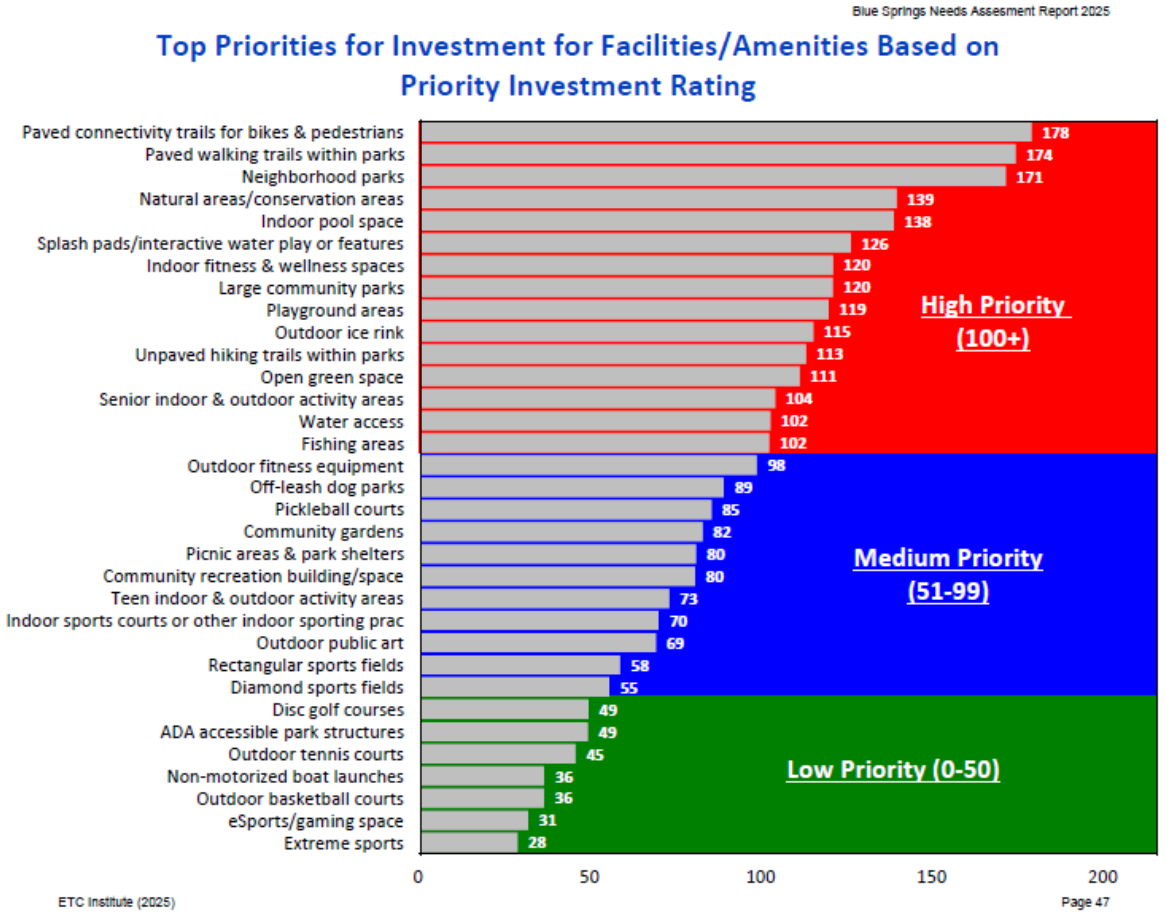


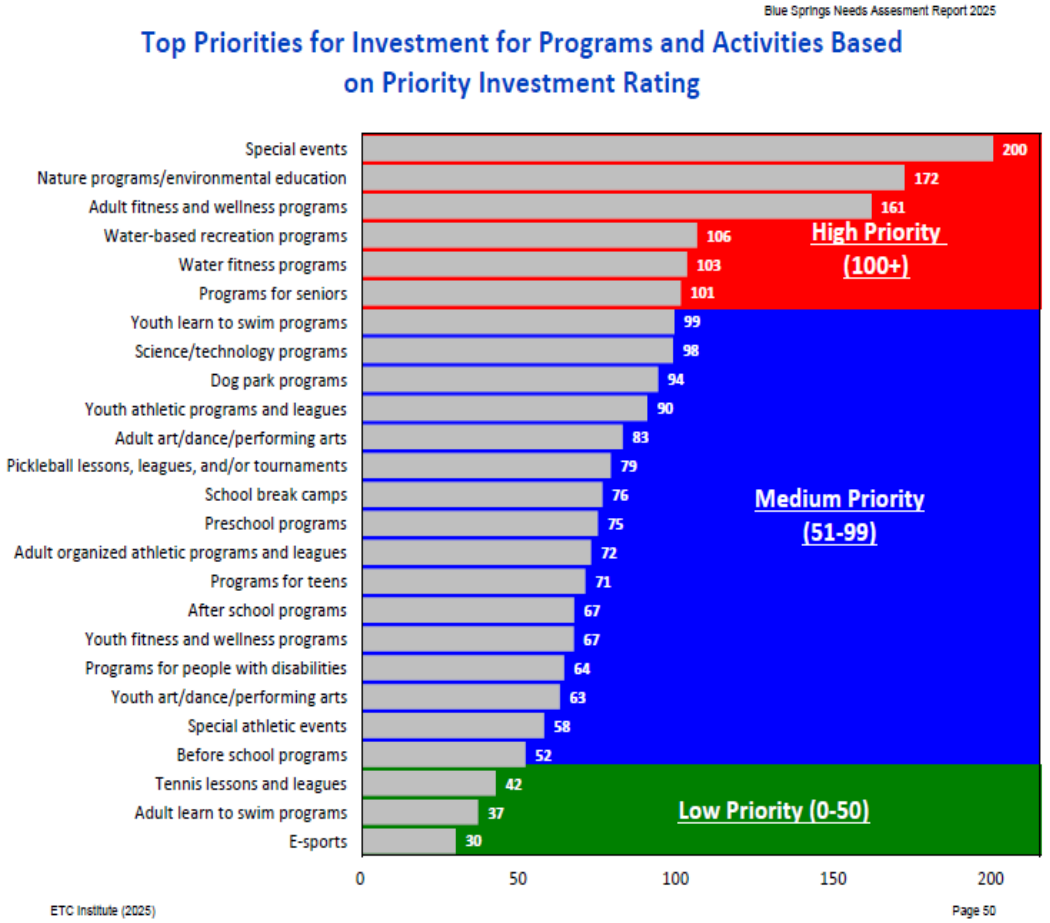
55% of respondents have participated and nationally only 36% participate in programs

Statistically Valid Survey Key Findings

- 90% of households used parks or facilities in the past 12 months, well above national benchmarks
- 91% rated facility quality as excellent or good
- Top barriers to use: awareness (52%), too busy (35%), program times (16%)
- Top facility/amenity priorities include: paved connectivity, neighborhood parks, natural areas
- Top program priorities include: special events, nature programming, adult fitness, water-based recreation

Statistically Valid Survey Key Findings





Initial Visitation Findings

- The opening of Blue Surf Bay increased visits to the Carson Ross Community Recreation Complex
- The CRCRC recorded over 411,000 visits from 49,000 visitors over the past year
- Carson Ross Community Recreation Complex visitation grew by 24% year-over-year

Initial Benchmarking Findings

- Blue Springs has a lower operating budget compared to regional peers and national Gold Medal finalists.
- Blue Springs has a lower FTE per 10,000 Population compared to regional peers and national Gold Medal finalists.
- Blue Springs Capital Budget is slightly higher than regional peers.
- Blue Springs revenue generation surpassed all benchmarked groups, indicating strong cost recovery and business performance

Park Assessment and Level of Service

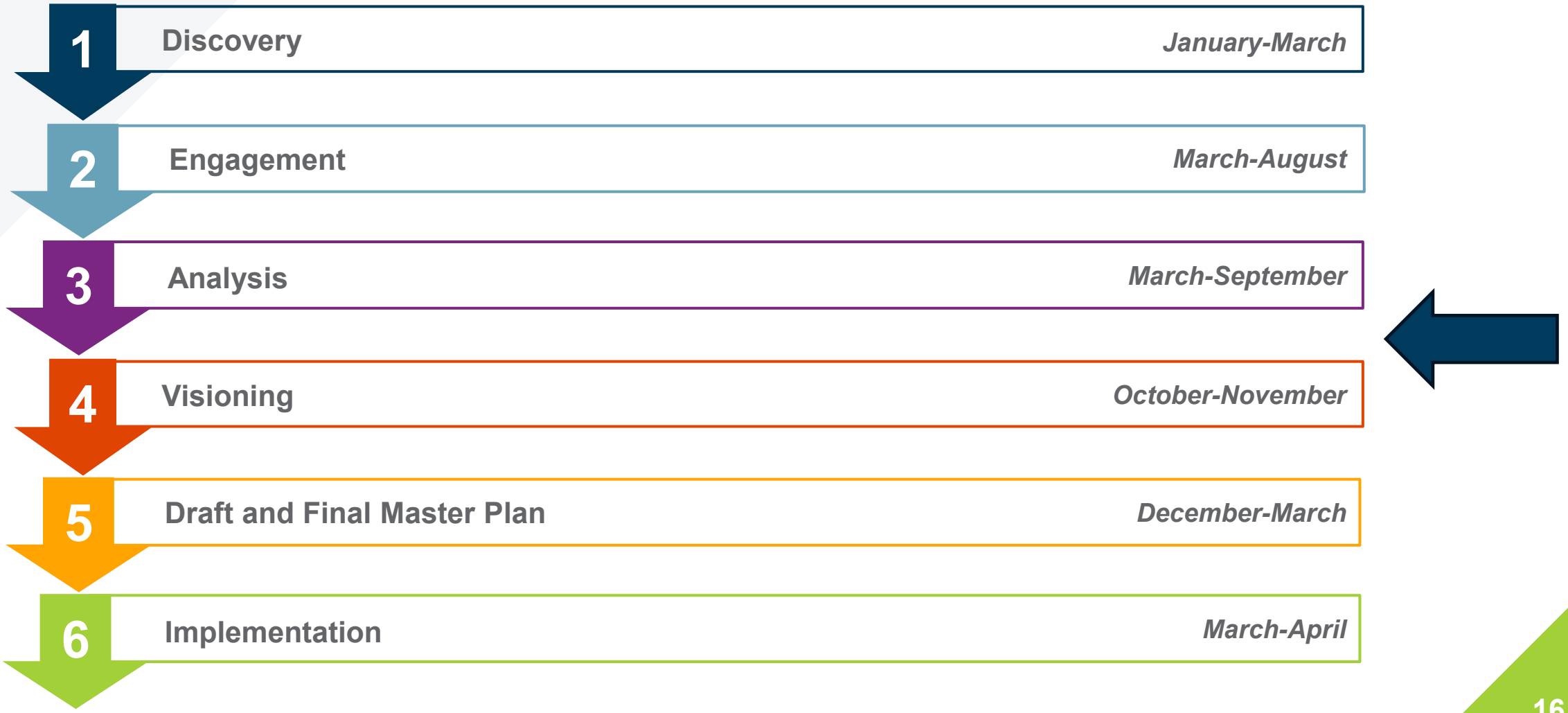
- Evaluation of parks based on Access, Character, Connectivity, Usability, Condition
- Recommendation provided for every park, including estimated capital improvement costs
- System-wide access to parks and amenities will be evaluated based on geography and demographics
- ADA Evaluation is being conducted as part of the plan and the finalized Master Plan will include those recommendations

Financial Analysis Key Findings

- Revenues are broad and led by memberships, leagues, and camps
- Blue Surf Bay materially changed the revenue picture in FY 2024
- General Fund cost recovery is modesty by design
- Enterprise operations offset a significant share of system costs
- Combined operating cost recovery is strong versus peers
- Financial management practices are a strength

Project Approach: Overview

We are wrapping up the analysis phase and heading into the visioning process



Next Steps

This project consists of three phases and project management services. Each phase and its estimated completion date are outlined below:

4 Visioning — *October-November*

- Workshops in October with staff and park commission
- Review findings, prioritize recommendations, implementation and capital budget planning

5 Draft and Final Master Plan — *December-March*

- Development of draft and final documents
- Opportunities for additional feedback and revisions
- Presentation to City Council

6 Implementation — *March-April*

- Host implementation workshop with staff to put the plan into action

QUESTIONS?

CITY OF BLUE SPRINGS
CITY COUNCIL INFORMATION FORM

DATE SUBMITTED: September 19, 2025

SUBMITTED BY: Mike Mallon **DEPARTMENT: City Development**

☐ Ordinance	☐ Resolution	☐ Presentation	☐ Public Hearing
☐ Contract	☒ Discussion	☐ Economic Dev.	☐ Other

ISSUE/REQUEST

Staff will give a presentation and lead a discussion regarding potential regulations for short-term rentals in the City.

BACKGROUND/JUSTIFICATION

Many cities throughout the region are examining or reexamining their regulations ahead of the 2026 summer World Cup based upon the anticipated lodging needs for tourists. Some cities are relaxing their short-term rental requirements to encourage more lodging, while others are tightening the regulations to preserve the integrity of existing neighborhoods. The regulation of short-term rentals is generally regulated through licensing, tax collection, zoning, performance standards, or a combination thereof, along with some other restrictions to address potential impacts from short-term rentals. However, there is a wide variation between restrictions covered by the ordinances and City codes along with the standards required. Listed below are items that were addressed in the ordinances that were looked at.

In research of other cities regulations, the following items are addressed either in full or in part by the individual cities:

1. Residency and/or Property Management Requirements.
2. Taxation – Ensuring the City is able to collect all applicable taxes.
3. Licensing requirements for rental business or a separate short-term rental license.
4. Zoning requirements.
5. Occupancy limits.
6. Number of short-term rentals by a single owner or within a certain area.
7. Site performance standards for operations to ensure compatibility with area.
8. Density of short-term rentals.
9. Off-street parking requirements.
10. Inspections.
11. Enforcement for violations of regulations.
12. Additional use standards that restrict the use of the short-term rental for anything other than lodging.
13. Insurance requirements.

Attached are additional research materials from MARC regarding short-term rental regulations or lack of regulations for numerous cities in and around the KC Metro region.

The City of Blue Springs currently does not regulate short-term rentals and does not collect any taxes. There are approximately 25 short-term rentals being advertised on common rental

platforms like AirBnB and VRBO.

PROJECT TIMELINE

Estimated Start Date	Estimated End Date
N/A	N/A

STAFF RECOMMENDATION

Staff has not provided a recommendation as this informational.

OTHER BOARDS & COMMISSIONS ASSIGNED

Name of Board or Commission:	N/A

ECONOMIC DEVELOPMENT PROJECT

N/A

LIST OF REFERENCE DOCUMENTS ATTACHED

1. Short-term rental information

REVIEWED BY:

Requesting Director: ***Mike Mallon***	Budget: ***N/A***
Legal: ***N/A***	Assistant City Administrator: ***Dennis Dovel***

Community	Are short term rentals permitted?	Link?	Residency/Property Management Requirements	Licensing Requirements	Zoning Requirements	Limits on number of STRs operated by single owner/in single area	Occupancy limits	Site Standards required for STRs	Density Standards	Parking requirements	Inspection Requirements	Punishments/Sanctions	Exceptions	Use requirements	Safety Standards	Taxation	Insurance Rules	General Prohibitions	Specific Rules Regarding Duties of Owner/Caretaker
Excelsior Springs	Yes	https://excelsiorspr ings.municipalcode.com/	NA	All STRs shall obtain a City business license, issued upon compliance with all zoning/site standards. **Only the property owner of record may apply for a City business license or special use permit for an STR.**	Within the Downtown Tourist Area, STRs are permitted outright. Outside of the Downtown Tourist Area STRs are permitted with a special use permit.	X	Maximum of two adults per bedroom	No new STR shall be permitted to locate within one thousand feet of any then existing STR. The distance shall be measured from the external walls of the proposed and existing STR residential units and shall be made along the shortest path between the demarcation points that can be lawfully traveled by foot.	NA	Sufficient off-street parking shall be provided: minimum of two on-site off-street parking spaces for STRs with up to three bedrooms. An additional off street parking spot is required for each bedroom over three.	City rental inspections are required every two years	STR license or special use permits is subject to revocation upon three or more City Code violations and/or disturbance citations thereby constituting a chronic nuisance within the one year period of City business license issuance or renewal.	Proposed STRs located in the Downtown Tourist Area that cannot meet the off street parking standards may be considered through a special use permit application. No separation standards apply in the Downtown tourist area.	NA	NA	NA			
Independence	Yes	https://library.municode.com/mo/independence/codes/code_of_ordinances?nodeId=CH5BUTA_ARTXVIIRE_S4-5ENHPAPE	Each owner of a short-term rental property shall designate a person or company to serve as a Responsible Agent. An owner of a short-term rental may designate himself/herself as the Responsible Agent. The Responsible Agent shall be located within an hour's drive of Independence. A short-term rental operator shall not live in the short-term rental unit when the unit is rented.	All STRs shall secure an occupation license. The occupation license number shall be listed on all advertisements and online platforms. The short-term rental permits are not transferable to another operator, owner or location. If a property with an approved Short-Term Rental is sold or transferred to any other person, a new Short-Term Rental Permit shall be required. Applications for short-term rentals must be made to the Department of Community Development upon forms provided by the department. Applications shall include a name, phone number and electronic mail address for the property owner and property manager, if applicable.	In residential districts, short-term rentals shall only be allowed in single family dwelling and duplex dwelling units. In other zoning districts, short-term rentals shall be allowed in single family dwellings, duplex dwelling units and residential units in commercial building where the dwelling unit complies with the City's adopted building codes. STRs are *not* permitted in multi-family housing units or in detached ADUs, unless stipulated otherwise.	A single short-term operator shall be limited to operate no more than five separate short-term rentals.	No more than two guests, excluding children five years old and under, per bedroom are permitted per guest stay. The total maximum occupancy of ten occupants, which includes adults and children.	No short-term rental shall be proposed within 500 feet from the property line of another existing or proposed short-term rental; this separation shall not apply to short-term rentals located in the ARTS District. The short-term rental shall contain four or fewer guestrooms for occupancy.	Short-term rentals shall be limited to no more than one per eight residential structures on a block face in residential districts. On block faces with fewer than eight residential structures, one short-term rental shall be permitted. A block face is defined as one side of a street, from one intersecting or intercepting street to the next, excluding alleys. There shall be no density limitations or separation requirement in commercial districts.	Off street parking shall be provided in accordance with Section 14-501-05. A credit of one space for every 18 feet of lot frontage may be applied to the off-street parking requirement. All parking required for the short-term rental shall be on an approved driveway and adjoining asphalt/concrete pads, or other designated, approved parking areas. Parking on other than asphalt, concrete, paver stones, brick, or other hard durable surface, as determined by the Community Development Director, is expressly prohibited.	Beginning July 1, 2020, all short-term rentals must obtain a rental ready inspection prior to renewal of their annual business license. A valid rental unit inspection shall be submitted to the City in the form and manner prescribed by the City as part of the annual business license renewal process. Any rental dwelling that has been inspected for any reason may submit that inspection report provided the inspection is not older than 12 months.	In addition to any fine or penalty that may be imposed pursuant to any provision of this chapter, a short-term rental may be suspended or revoked as provided in this section. The Community Development Director shall commence the revocation proceedings if any of the following occur: The short-term rental operator has been cited for two or more offense in a three month period; A short-term rental operator submits an application or other document as part of the short-term rental review process that contains or represents fraud, misrepresentation or false information; The short-term rental operator has violated or is currently violating this chapter that significantly endangers the public health, safety and/or welfare; The short-term rental operator fails to report and pay transient guest tax, sales tax and/or property taxes.	NA	Short-term rentals are prohibited from hosting weddings, banquets, parties, charitable fundraising, or other similar gatherings. Small, informal noncommercial gatherings of family and friends of short-term rental guests are permitted, provided the gathering is not a disturbance to the surrounding neighborhood including but not limited to creating parking issues or noise issues. A short-term rental shall not be rented to more than one booking party at a time.	All short-term rentals shall provide the following: A map identifying escape routes shall be provided to each guest and posted in each guest room; Carbon Monoxide detection as required by code; Child-proofed electrical outlets; Emergency contact information for the owner or manager shall be provided to each guest and posted in each guest room; Fire extinguishers as required by code; Smoke detectors as required by code.	The short-term rental applicant shall present evidence to the City that the City has a voluntary collection agreement in place with any web platform upon which the property will be listed for rental. In the event the City does not have such voluntary collection agreement in place, the property owner will be required to enter into a separate agreement with the City providing for the collection and remission of the taxes to the City by the property owner in accordance with Article 3, Chapter 5 of the City Code of Independence, Missouri, before listing the property for rental on any web platform for which the City does not have a voluntary collection agreement in place.	Short-term rental operators shall maintain liability insurance appropriate to cover the short-term rental use in the aggregate of not less than $1,000,000.00 or conduct each short-term rental transaction through a platform that provides equal or greater insurance coverage.	The short-term rental operator is prohibited from providing food, light snacks or other food and/or meals to guest(s).	All short-term rentals shall maintain a noise management plan. The noise management plan must include the continuous operation of noise monitoring device(s) while the registered property is rented. The on-site posting of the quiet hours and the penalties for violating the City of Independence noise ordinance shall be posted in a prominent location inside the short-term rental. All short-term rentals shall secure refuse collection services from a collector who is licensed to be operating within the City of Independence. All short-term rental property shall provide a trash disposal and collection plan to ensure that trash containers are not left outdoors in violation of City Code.
Kansas City, MO	Yes	https://www.kcmo.gov/how-do-i/apply-for-a-short-term-rental-str-permit	Proof of registrant's primary residence (must include two of the following): Proof of valid motor vehicle registration Federal or state tax returns or other financial documentation Proof of voter registration A utility bill Non-Resident Requirements: Notice of Active Accounts for the subject property Notarized affidavits Registrant Certification Affidavit Management Control and Responsibility Affidavit Owner Consent Affidavit required for registrants who do not own the property Owner's Certification of Registration Affidavit required for registrants who do not own the property	Registration is required with the City. See the code for application requirements. Includes registration fee.	Non-resident allowed in districts : AG-R, R, D, and M1. Also allowed in MPD and UR when a previously approved MPD or UR preliminary development plan approves a development that is not exclusively comprised of uses in the residential use group as defined by Section 88-805-02 of this zoning and development code, or in the case of a proposed MPD or UR preliminary development plan when such plan is not exclusively comprised of uses in the residential use group as defined by Section 88-805-02 of this zoning and development code and when the Council expressly authorizes non-resident short term rentals when approving the MPD or UR preliminary development plan. Resident STR allowed in: AG-R, R, B, D, UR, MPD and M1.	X	No more than two persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed eight guests per dwelling unit, shall occupy the dwelling unit at any given time.	Short-term rental limitation for parcel with one principal dwelling unit. Any parcel with only one principal dwelling unit shall be allowed to have only one short term rental, regardless of whether the short-term rental is in the principal dwelling unit or an accessory dwelling unit on such parcel. In this subsection, the terms "principal dwelling unit" and "accessory dwelling unit" shall have the same meanings as provided in Chapter 88 of this Code.	X	Proposed registrant and owner will allow inspection of the short-term rental dwelling unit by the city for fire, public safety, health/sanitation and other City Code compliance purposes upon reasonable prior notice (which may be oral or electronic) at times that such unit is not occupied by a short term-rental guest	Any person or entity convicted of a violation of this article shall be punished for that violation by a fine of not less than $100.00, but not more than $1,000.00, or by imprisonment of not more than 180 days or by both such fine and imprisonment.		The dwelling unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests.					
Lee's Summit	Yes	https://www.lsmo.com/DocumentCenter/View/1_-Summit-Indicator-Text_Amendment_Ordinance-(Modified)-APPROVED_DENIED-FROM_SHOWN_BELOW.pdf?bidId=	The owner or a local representative must occupy a dwelling unit on the same parcel or an adjacent parcel(the owner or representative must provide contact information to the city)	The owner must obtain a business license with the city. Must pay an occupational license fee, and a short term rental fee. Must state if the dwelling will be an STR. Occupational license will not be issue if the property is within 1,000 feet of an existing short term rental. One STR license per parcel of property.	STRs will not be located in any ADU or accessory structure.	NA	A maximum of two rooms shall be rented, up to four unrelated guests or a family are related.	Chapter 17, Article IX, Section 17-254, Regulations regarding control of noise and sound, must be posted in each room for rent.	STRs are only allowed in single-family dwelling units or two-family dwelling units (duplex)	NA		NA	NA	NA	NA				
Merriam	Yes	https://www.merriam.org/Files/Ordinance%20No%20_1302%20Regulating%20Short%20Term%20Rentals.pdf	X		X	X	X	X	X	X		X	X	X	X	X	X	X	X
Mission	Yes	https://library.municode.com/mo/mission/codes/code_of_ordinances?nodeId=PTIIICOOR_CH37-1STOOR_ARTIIISHTERE_37-13-1SHTEPE	The Owner of a Short Term Rental shall designate a Management Agent who shall: 1. Have direct management control and responsibility for the Dwelling or Dwelling Unit(s) in the absence of the Owner; 2. Will personally inspect the interior and exterior of the Dwelling or Dwelling Unit(s) at least once a month; 3. Be jointly and severally responsible with the Owner for compliance with all terms and conditions of this Chapter; and 4. Accept service or process of all notices under this Chapter. To serve as a Management Agent, an individual must permanently reside no further than forty (40) road miles from the Dwelling or Dwelling Unit to be offered for Short -Term Rental.	Must apply and register with the City. Must include a Short-Term Rental Safety Checklist.	1. One (1) Dwelling Unit per parcel of property zoned R-4 (RP- 4) Planned Garden Apartments District; R-6 (RP- 6) High -Rise Apartment District; MS- 1 and MS-2 Main Street District; MXD Mixed -Use District.	No more than two (2) Short -Term Rental Licenses can be held by the same Owner at any given time in the City.	No more than two (2) adults per bedroom with a maximum of ten (10) individuals total may be allowed to occupy a Short -Term Rental Dwelling	1 per parcel	NA	Management Agent is expected to personally inspect the interior and exterior of the Dwelling or Dwelling Unit(s) at least once a month.	Failure to comply with the requirements as set forth in this Chapter shall be unlawful. If the City determines that any Short -Term Rental fails to comply with the provision of this Chapter, the City shall give notice of the violation. The notice shall provide: 1. The specific reasons the licensee has failed to meet the provisions of this Chapter, including copies of applicable reports; 2. That the City will deny, refuse to renew, revoke or suspend the license unless the Owner appeals the determination within fifteen (15) days after receipt of the notice in the manner provided in Section 675. 110. 3. That after any non -renewal, revocation or suspension, the Short - Term Rental Dwelling or Dwelling Unit therein must be vacated and shall not be reoccupied until a License is issued after approval by the City; and 4. A description of how an appeal may be filed under Section 675. 120. B. In addition to the remedies identified in Subsection A of Section 675. 100, the Owner and Management Agent may be charged in Municipal Court under Section 675. 130 for violating provisions of Chapter 675.			Short -Term Rental shall not be for less than two (2) consecutive nights. A Short -Term Rental Dwelling or Dwelling Unit cannot be used as a reception space, party space, meeting space, or for any other similar events open to non -occupant guests.		In addition to the application, the Owner and Management Agent of the Dwelling or Dwelling Unit(s) to be offered for Short -Term Rental shall also complete and sign a Short -Term Rental Safety Checklist attesting to whether the Dwelling or Dwelling Unit(s) meets provisions of the Building Safety Code as defined in the checklist.				Management Agent is expected to provide a monthly visual inspection of the property. All codes must be followed.
North Kansas City	Yes	https://library.municode.com/mo/north_kansas_city/codes/code_of_ordinances?nodeId=TIT15CO_CH07-1STOOR_ARTIIISHTE_7-17-1U-SARPUSTE	The owner shall provide proof of ownership demonstrating that such dwelling is their primary residence.	Registration is required with the City. See the code for application requirements.	Individual bedrooms in the principal building on the property, sharing common entrance, kitchen facilities, and living areas with the primary residents. Short-term rental is permitted in R-1A, R-1B, R-2, R-3, R-4, R-5, CtO, and C-1, except that in R-1A and R- 1B short-term rental is allowed only as follows	Only one short-term rental contract is permitted at a time per one approved short-term rental application. No more than one dwelling unit rental registration (including short-term and other rental unit registration) may be permitted per dwelling unit, regardless of building types.	No more than two persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed eight guests per dwelling unit, shall occupy the dwelling unit at any given time.			Occupancy inspection.	The City retains its right to deny, suspend or revoke the license when the short-term dwelling unit fails to meet or uphold any of Section 17.12.640, or any other provisions of the North Kansas City Municipal Code. Such dwelling units may not be eligible for registration within two years upon the issuance of denial, suspension, or revocation of the license.		No more than two persons per each bedroom being rented plus one additional person per dwelling unit, not to exceed eight guests per dwelling unit, shall occupy the dwelling unit at any given time. The short-term rental unit may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests.	STRs in multi unit buildings a map is posted depicting all evacuation routes by doors in the event of emergency. Smoke and carbon monoxide detectors shall be installed based per building codes. Fire extinguishers and working battery-powered flashlights or other emergency lighting device shall be located in each dwelling unit.	All short-term rentals in the City of North Kansas City are to be charged the Hotel/Motel Transient Guest Tax paid by transient guests of hotels, motels, bed and breakfast inns, and other short-term rental spaces of similar use, per Chapter 3.30 of the North Kansas City Municipal Code.		
Parkville	Yes	https://parkvillemo.portal.civicclerk.com/event/1/documents	STRs shall be owner occupied as their full-time primary residence.	Must complete application and meet City requirements, and pay application fee.	Permitted in residential districts (R-1, R-2, R-3, R-4, and R-5)	No more than four STRs are allowed per ward district. STRs are restricted to one dwelling unit per property.	NA	May include individual bedrooms in principal building that share common entrance, kitchen facilities and living areas; or completed areas of principal building (basement or upstairs space) with separate entrances, facilities and living areas from primary residence or approved accessory buildings on property. No exterior evidence that property is being utilized as an RDR, including signage	NA	STRs shall have at least one dedicated parking space for short term tuants on-site on the subject property; and this space shall not include on-street parking public right of way.	NA	Permits and business licenses may be denied, suspended or revoked when RDR fails to meet or uphold any standards or other provisions of the Parkville Municipal Code	For instances where a variance or exception is requested for the foregoing requirements, applicants will need to submit an Application for Conditional Use Permit and go through the City's discretionary review process outlined in Section 403.050	May not be rented as reception, party, meeting or similar space open to non-resident guests	Must adhere to safety standards of third-party vendor, as well as federal, state and local laws. This includes, but is not limited to, owner/non-owner applicants providing a working fire extinguisher, working battery-operated portable flashlight/lantern or other emergency lighting device suitable for an electrical power outage, working smoke and carbon monoxide detectors and contact information for the host and local emergency services			
Prairie Village	Yes (until Nov 1 2025)	https://www.jocogov.org/business/business-licenses/rental-property	Any property owned by someone outside of Johnson County, Kansas must have a local resident agent/manager. If it is an apartment, the resident manager should be listed.	Must receive and renew an annual license with the city. Licenses are valid for a year.		During it's meeting October 21, 2024, the Prairie Village City Council amended the City's rental licensing program to require a minimum rental duration of 30 days. The move bans short-term rentals in Prairie Village. The new requirement, for a 30-day minimum stay, will go into effect November 1, 2025. Short-term rentals will continue to be permitted until that time, while still subject to all other City codes, including nuisance codes. Timing of the enforcement is to allow City staff to notify property owners, to allow property owners to change the use of their property, to allow those with existing bookings to have those bookings honored through that period, and to minimize difficulties for staff and affected property owners during the phase out of short-term rentals												
Unified Government of Wyandotte County and Kansas City, KS	Yes	https://www.wycokck.org/Departments/Planning-and-Urban-Design/Short-Term-Rentals	X	Special use permit is required.	(i) Any residentially zoned area, as defined by this article; (ii) Any zoning district in which a residential use is allowed, including uses allowed through the provisions of a separate zoning district, so long as all accessory uses related to short-term rentals apply to the district standards under which the primary use is allowed or operates; or, (iii) Any area in which a residential unit exists as a legally non-conforming primary or accessory use	The density standards section outlines in details the limits on number of STRs per unit.	X	(i) Single-family (ii) Duplex (iii) Multi-family (iv) Mixed-use commercial/residential	There shall be no maxium of STRs within a street block. The code outlines very detailed rules for density standards for STRs in multi family units and buildings.	Sufficient on-site, off-street parking must be provided, as determined by the director of planning or their designee	Inspections may be required based on administrative review.	X	X	X	Owner must maintain current occupation tax receipt issued by the business licensing division. The property owner shall be responsible for the collection of all lodging/hotel taxes duly owed under state and local law.		A short-term rental shall not be permitted within any parcel in which said use is prohibited by, including, but not limited to, deed, plat, or homeowners association bylaws.	Owner must be responsive to neighbor complaints
Westwood	Yes	https://www.westwoodks.org/residency-161	X	X	X	X	No more than two (2) persons per each bedroom being rented, plus one additional person per dwelling, not to exceed six (6) guests per dwelling, may occupy the dwelling.	X	X	X	X	X	X	The dwelling may not be rented or offered for use as reception space, party space, meeting space, or for other similar events open to non-resident guests. No food service (e.g., bed and breakfast) may be provided by the host.	X	X	X	X	X	Any owner hosting short-term rentals must provide written courtesy notices to the owners of all properties sharing an adjacent border or corner with the property upon which the short-term rental is or will be located, and to the owners of property across the street. Evidence of this notification must be provided to the City prior to approval of a license under Article 1 of this Chapter V.

Community	Does your community have STR regulations?	Description	Links	Definition	Ownership	Licensure	Occupancy	Notice Requirments	Contact Info	Safety Procedures	Use Requirements	In-unit posting
Roeland Park	Yes	"You must live in the property in order to offer as a short term rental."	https://library.municode.com/ks/roeland_park/codes/code_of_ordinances?nodeId=CHVBULIRE_ART7REHO_S5-704SALIPR	Short-term rental means any dwelling, dwelling unit, rooming unit, room or portion of any dwelling unit, rooming unit or room rented or leased for valuable consideration for periods of time less than 30 days, with six or fewer guests where the rental may only serve as an accessory use, but excludes boarding houses (as defined in section 5-601 of the Code).	STR must be the primary residence of the owner	Any short-term rental operating within the City must include the City rental license on marketing materials and online platforms the resident is using to advertise the rental of their home		Any resident wishing to host an STR must notify owners of land within 100 feet of the property.	Any short-term rental license must include the contact information of the Code Enforcement Officer or their designee. It also must include the contact information of the registered agent or property owner.	Any short-term rental application must include a completed safety checklist attestation		
Liberty	No	X										
Kearney	No	X										
Grandview	No	X										
Peculiar	No	X										
Gladstone	Yes	"Short Term rentals are prohbited."		n/a								
Leavenworth County	No	X										
Raymore	No	X										
Pleasant Hill	No	X										
Harrisonville	Yes	"Short-term rentals are permitted by-right in the Agriculture and Estate District, in the single-family and two-family districts, and the downtown commercial districts."	https://ecode360.com/44765493?highlight=rental,short-term%20rental&searchId=10946915885169643#27908292	The rental of either a room within a dwelling unit or the entire dwelling unit for a period of less than one (1) month.								
Raytown	No	X										
Lonejack	No	X										
Johnson County	No	X										
Louisburg	No	X										
Sugarcreek	No	X										
Paola	No	X										
Bonnersprings	No	X										
Lansing	No	X										
Levasy	No	X										
Richmond	Yes	"No."										
Riverside	No	X										
Overland Park	No	X										
Westwood Hills	Yes	"They are not allowed"	https://www.westwoodhillsks.gov/media/City%20Ordinances/Chapter%20Ordinances/Westwood%20Hills%20-%20Chapter%206%20-%20adopted%20July%202012%20-%20print%20versi.pdf?v=638658155623839796	"The Following are prohibted as home occupantions...g. Bed & Breakfast or other short term lodging"								
Lawson	No	X										
Edgerton	No	X										
Ray County	No	X										
Doulgas County	No	X										
Miami County	No	X										

Community	Are STRS taxed	If so, how much/ name of tax	Code/ Ordinance Reference	How are taxes collected
Excelsior Springs, MO				
Parkville, MO	Yes	5% Tourism Tax	Code Sec. 405.040 K7 & Sec. 160.045	monthly form filled out and given to city, license can be denied, suspended or revoked fo monpayment
Lee's Summitt, MO	Yes	5% License Tax	Code of Ordinances Sec. 28-206 and Unified Development Ordinance Sec. 6.505	due monthly, with inentive for early payment of 2% discoun, 10% peanlty for being late
Independence, MO	Yes	6.5% Gross daily rent	City Code Sec. 5.03.003 and Code of Ordinances Sec. 14-424-01	voluntary collection agreement between city and listing site, if not in place property owner will enter into agreement with city for collection of taxes
North Kansas City, MO	Yes	5% Hotel/ Motel Transient Guest Tax	Code of Ordinances Sec. 17.12.040 and Sec. 3.30.020	monthly reports to the city finance director one percent and interest of two percent per month
UG (Wyandotte County),	Yes	3% Hotel/ Motel Tax	Code of Ordinances Sec. 34-77 and Sec. 27-214	annually collected
Westwood, KS	no		*city still undergoing recodification	
Merriam, KS	no			
Roeland Park, KS	no			
Harrisonvilee, MO	no			
KCMO	yes	7.5% Transient Boarding and Accomodation and $3.00 per day occupational fee		filed quarterly online in a form on the city's website
no state premption in Kansas				

City	State	Are STRs regulated? (yes/no)	License/Permit Required? (License/Special Use Permit/Not Required)	Link to policy/informationm, if available
Fairway	KS	Yes	Rental license required	https://fairwaykansas.org/?SEC=DD83DCCE-0F39-4364-A8D6-965FC358CF7A
Lee's Summit	MO	Yes	Business license	https://cityofls.net/development-services/neighborhood-services/short-term-rentals
Kansas City	MO	Yes	STR license	https://www.kcmo.gov/programs-initiatives/str
North Kansas City	MO	Yes	NKC Business license	https://www.nkc.org/government/departments/community-development/short-term-rentals-in-nkc
Parkville	MO	No	Parkville Business license	https://parkvillemo.gov/business/short-term-rentals/
Independence	MO	Yes	Short-term rental permit reviewed by the Planning Commission	https://www.independencemo.gov/government/ch-departments/community-development/short-term-rentals
Smithville	MO	Yes	Business license	https://ecode360.com/28676827
Lenexa	KS	No	Rental license required	https://online.encodeplus.com/regs/lenexa-ks/doc-viewer.aspx?secid=992.016#secid-3696
Unified Government of WyCo/KCK	KS	Yes	Special use permit	https://library.municode.com/ks/wyandotte_county_-_unified_government/codes/code_of_ordinances?nodeId=CH27PLDE_ARTVIIISCO_DIV7ACUS_S27-623SHRMRE
Overland Park	KS	No	But requires a rental license	https://www.askarapa.net/newsroom/cbs-research-work-continues-on-short-term-rentals/
Olathe	KS	No		
Shawnee	KS	Yes	License required	https://library.municode.com/ks/shawnee/codes/code_of_ordinances?nodeId=CD_TIT5BULITARE_CH5.71SHRMRE_5.71.020LIEQ
Blue Springs	MO	No		
Leavenworth	KS	Yes	Business license	https://library.municode.com/ks/leavenworth/codes/code_of_ordinances?nodeId=APPXCHOR_NO._60TRGUTALERECHORNO55
Leawood	KS	Yes (prohibited)		https://www.leawood.org/301/Residential-Rental-Program
Liberty	MO	No		
Raytown	MO	No		
Gladstone	MO	Yes (prohibited)		
Grandview	MO	No		
Belton	MO	Yes (prohibited)		
Gardner	KS	Yes		https://www.codepublishing.com/KS/Gardner/html/Gardner17/Gardner1705.html
Prairie Village	KS	Yes (Prohibited starting 11/01/2025)		https://www.pvkansas.com/business/business-licenses/rental-property
Raymore	MO	No		
Grain Valley	MO	No		
Lansing	KS	No		
Merriam	KS	Yes	License Required	https://www.merriam.org/files/sharedassets/public/v/1/comdev/forms/rentals/bnd-1869-short-term-rentals.pdf
Excelsior Springs	MO	Yes	Business license	https://ecode360.com/29936307?highlight=rental,short%20term%20rental,short%20ter%20rental%20north%20north%20north%20rentals,short%20term%20rentals&searchId=2547261381396837543909090
Kearney	MO	No		
Harrisonville	MO	Yes		https://ecode360.com/44795497?highlight=rental,short-term%20rental&searchId=1754931585160643#2795292
Mission	KS	Yes	License required	https://www.missionks.org/news/new-short-term-rental-regulations-coming-to-mission-in-2025/
Pleasant Hill	MO	No		
Oak Grove	MO	No		
Spring Hill	KS	No		
Bonner Springs	KS	No		
Basehor	KS	No		
Roeland Park	KS	Yes	License required	https://library.municode.com/ks/roeland_park/codes/code_of_ordinances?nodeId=CHVIILIRE_ARTTREHO_S5-1VOLIPR
De Soto	KS	No		
Greenwood	MO	No		
Richmond	MO	No		
Paola	KS	No		
Peculiar	MO	No		
Tonganoxie	KS	No		
Lounsburg	KS	No		
Platte City	MO	No		
Edwardsville	KS	Yes	License Required	https://ecode360.com/49234098?highlight=short-term%20rental&searchId=2539898742419025#49234098
Osawatomie	KS	No		
Riverside	MO	No		
Mission Hills	KS	No		
Sugar Creek	MO	No		
Buckner	MO	Yes	License Required	https://ecode360.com/45208348
Pleasant Valley	MO	No		
Lawson	MO	No		
Lake Lotawana	MO	No		
Weatherby Lake	MO	Yes (prohibited)		https://ecode360.com/28183611443722451
Weston	MO	Yes (prohibited)		https://ecode360.com/28548956
Westwood	KS	Yes	License Required	https://www.westwoodks.org/media/2161
Edgerton	KS	No		
Garden City	MO	No		
Lone Jack	MO	No		
Lake Winnebago	MO	No		
Claycomo	MO	No		
Archie	MO	No		
Lake Quivira	KS	No		
Drexel	MO	No		
Lake Waukomis	MO	Yes (prohibited)		https://ecode360.com/28342934#34102013
Loch Lloyd	MO			
Lake Tapawingo	MO	Yes (Prohibited in SFR)		https://ecode360.com/33775580#33775646
Wood Heights	MO	No		
Orrick	MO	No		
Cleveland	MO	No		
Ferrelview	MO	No		
Edgerton	MO	No		
Hardin	MO	No		
Glenaire	MO	No		
Dearborn	MO	No		
Freeman	MO	No		
Holt	MO	No		
Camden Point	MO	No		
Avondale	MO	No		
Linwood	KS	No		
Westwood Hills	KS	Yes (prohibited)		https://www.westwoodhillsks.gov/media/City%20Ordinances/Chapter%20Ordinances/Westwood%20Hills%20-%20Chapter%206%20-%20Alcoholic%20Beverages%20(print%20versi.pdf?v=638581556236397796
Platte Woods	MO	No		
Crystal Lakes	MO	No		
Oakview	MO	No		
Creighton	MO	No		
Sibley	MO	No		
East Lynne	MO	No		
Northmoor	MO	Yes (prohibited)		https://ecode360.com/NO3378/laws/LF2324089.pdf
Henrietta	MO	No		
Tracy	MO	No		
Farley	MO	No		
Houston Lake	MO	No		
Missouri City	MO	No		
Easton	KS	No		
Fontana	KS	No		
Excelsior Estates	MO	No		
Mission Woods	KS	Yes	License	https://www.missionwoods-ks.org/vertical/sites/%7B992D0D56-F186-4633-9364-47ABD4CB54BC%7D/uploads/Ordinance_246.pdf
Oakwood	MO	No		
Homestead	MO	No		
Birmingham	MO	No		
Oakwood Park	MO	No		
Camden	MO	No		
Oaks	MO	No		
Prathersville	MO	No		
West Line	MO	No		
Fleming	MO	No		
Lake Annette	MO	No		
Strasburg	MO	No		
Mosby	MO	No		
Ridgely	MO	No		
Baldwin Park	MO	No		
Gunn City	MO	No		
Riverview Estates	MO	No		
Lavasy	MO	No		
Unity Village	MO	No		
Randolph	MO	No		
Iatan	MO	No		
Elmira	MO	No		
River Bend	MO	No		