

Model Ordinance Policy Brief

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

SHORT-TERM RENTALS

Supporting Economic Opportunity While Preserving Community Character

The Challenge:

Short-term rentals provide income opportunities for property owners, support tourism, and contribute to local economic activity. At the same time, communities seek to address concerns related to safety, noise, parking, and property maintenance through reasonable and enforceable regulations.

What the Ordinance Does

- **Establishes fair and predictable** registration, compliance, and operational requirements.
- **Promotes neighborhood compatibility** through objective standards related to safety, occupancy, parking, and nuisance activity.
- **Requires responsible property management** and compliance with applicable taxes and local regulations.
- **Preserves due process** through notice, cure periods, and appeal procedures.

Why REALTORS® Support It

- **Protects private property rights** while allowing communities to address legitimate neighborhood concerns.
- **Supports housing investment** and economic activity generated by short-term rentals.
- **Promotes reasonable standards** that can be fairly enforced.
- **Balances community interests** with lawful property use.

Key Policy Considerations

- **Regulations** should address impacts and behavior rather than arbitrarily restricting property rights.
- **Clear and objective standards** improve compliance and reduce disputes.
- **Local governments** can preserve neighborhood character without effectively prohibiting short-term rentals.

The Bottom Line:

This model ordinance provides communities with a balanced approach to regulating short-term rentals by protecting private property rights, promoting responsible operations, and addressing neighborhood concerns through fair, objective, and enforceable standards. It allows local governments to establish appropriate oversight without creating unnecessary barriers to lawful property use.