



# Jackson County Missouri

Jackson County Courthouse  
415 E. 12th Street, 2nd floor  
Kansas City, Missouri  
64106  
(816)881-3242

## Request for Legislative Action

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**File #: 25-200, Version: 2**

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**REQUESTED MEETING DATE:**

**SPONSORS:**

**Sean E. Smith**

Ordinance No.: 5987

Sponsor: Sean E. Smith

Date: June 9, 2025

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*To be confirmed by County Counselor's Office:*

**STAFF CONTACT:** Ashley Al-Shawish **PHONE:** 816-881-3274

**EMAIL:** aal-shawish@jacksongov.org

**DEPARTMENT:** Legislature

**TITLE: AN ORDINANCE** requiring the Jackson County Assessor postpone any reclassification of Short Term Rental properties from Residential to Commercial until a full registration and reporting system can be established County-wide

**SUMMARY:.** WHEREAS Jackson County and the greater Kansas City region will be hosting the World Cup in 2026; and, WHEREAS, the KC2026 Committee has estimated that the region may host over 650,000 travelers but only has 65,000 hotel rooms within a 100 mile radius; and, WHEREAS, Jackson County needs to have policies which encourage more housing availability for this important event; and, WHEREAS, the Assessor has expressed an intent to modify the categorization of certain Residential properties which may be identified as Short Term Rentals; and, WHEREAS, the statutory and judicial authority cited by the Assessor for the modification of the classification of Short Term Rentals is based upon RSMO 137.016 (last revised in 2018) and Shipman v. Dominion Hospitality 148 S.W. 3d 821 (a 2004 decision by the Supreme Court); and, WHEREAS, the policy change for classification of Short Term Rentals as Commercial is based upon

legislation and a judicial ruling that has not changed in 7 years, it is not necessary or prudent to make a change at this time; and, “ WHEREAS, the Missouri Constitution, Article X, Section 3 specifies that taxes “shall be uniform upon the same class or subclass of subjects” which is not possible throughout Jackson County until a uniform registration process for Short Term Rentals has been enacted and implemented; and, WHEREAS, under Article 2 Section 16 in the Jackson County Constitutional Home Rule Charter the Legislature has the following authority: “Provide for the assessment, levy, -2- equalization, and collection of all taxes now or hereafter authorized by the constitution or by law and prescribe a method or system to facilitate the assessment, calculation, extension and collection of taxes including the design of the books and forms and the purchase and installation of necessary devices; now therefore, BE IT ORDAINED that the during 2025 reassessment, no parcel categorized as Residential in the 2023 reassessment may be recategorized to Commercial based primarily on the use of that property as a Short Term Rental.

Effective Date: This ordinance shall be effective immediately upon its signature by the County Executive. APPROVED AS TO FORM:

\_\_\_\_\_, County Counselor I hereby certify that the attached ordinance, Ordinance No 5958 introduced on May 29, 2025, was duly passed on \_\_\_\_\_, 2025 by the Jackson County Legislature. The votes thereon were as follows: Yeas \_\_\_\_\_ Nays \_\_\_\_\_ Abstaining \_\_\_\_\_ Absent \_\_\_\_\_

This Ordinance is hereby transmitted to the County Executive for his signature.

\_\_\_\_\_, \_\_\_\_\_ Date  
Mary Jo Spino, Clerk of Legislature I hereby approve the attached Ordinance No. 5958.

\_\_\_\_\_, \_\_\_\_\_ Date  
Frank White, Jr., County Executive

**FINANCIAL IMPACT:**

**NO** ☒

Amount	Fund	Department	Line-Item Detail

**YES** ☐

**ACTION NEEDED: AUTHORIZE**

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**ATTACHMENTS:**

Click or tap here to enter text.