



SHORT TERM RENTAL GUIDE

A guide to operating a short-term rental in
North Kansas City



NORTH
: KANSAS CITY
: *Virtually Urban. Supremely Suburban.*

2010 Howell Street • North Kansas City, MO 64116

This brochure is intended to help you follow the necessary steps towards operating a short-term rental dwelling unit in North Kansas City. It includes checklists pertinent to the application and unit inspection process.

For the complete code as passed and further information, please scan the QR code on the back of this guide.

Short-term Rental Application Checklist

Zoning Clearance per §17.12.040(B)2 from City

Proof of ownership, documentation of residency (if applicable)

Submission of complete STR application form

Obtain an NKC business license (§17.12.040.B.17, \$5.04)
(refer to Business Resource Guide or nkc.org/BL)

Payment of STR registration fee (\$200, annual registration)

Pass occupancy inspection by City inspectors



Short-term Rental Unit Safety Checklist

Below are the items reviewed by City inspectors during the occupancy inspection prior to issuance of the short-term rental permit. All items are inspected according to relevant

Fire safety plan on the interior of the main entry door and all bedroom doors containing:

- phone number and procedures to report an emergency
- property address
- floor plan showing primary and secondary evacuation routes
- name and phone number of property's emergency contact

Exterior property address identification must be at least four inches in height

Portable fire extinguishers available on every level (size 2A10BC)

Property address is clearly displayed on street-facing exterior of home

All HVAC appliances must have 36 inches of clearance on all sides

Portable, unvented fuel heating equipment (such as kerosene) is prohibited

All electrical outlets/boxes must have cover plates

No open unconnected wires.

All open wiring must be in electrical boxes.

Electrical panels require a minimum of 36 inches of clearance in front of panel

Extension cords may only be used for temporary wiring

No holes in walls, ceilings, or doors are present

Functioning, interconnected smoke alarms under 10 years old are required in the following locations

- In every bedroom
- In any hallway leading to a bedroom
- On every level of the home

Carbon monoxide alarms are required in the following locations

- Outside every bedroom
- In any hallway leading to a bedroom
- On every level of the home

Every bedroom must have two means of exit.

- Two doors or,
- One door and one egress-compliant window

All windows and doors in the home must operate and open

The exterior of all exits must maintain 36 inches of clearance leading to the public way

The storage of flammable liquids in excess of 10 gallons must be in an approved flammable liquid cabinet. No storage of flammable liquid under steps is permitted

Fire pits shall be located at least 15 feet from any permanent structure.

Any other items as required by the City



Lodging - Short Term Rental (STR)

Short-term rental legislation was passed in North Kansas City by the City Council on July 5, 2023 under Ordinance No. 9583 as Code of Ordinances Section 17.12.040(B).

STR OCCUPANCY REQUIREMENTS

Zoning	Is an owner required to occupy the dwelling unit as their primary residence?
R-1a, R-1b	Yes
R-2, R-3, R-4, R-5	No
CIO, C-1	No
all other districts	Short-term rental not permitted

“Lodging - Short Term Rental” means the rental of a property, a dwelling unit, an accessory dwelling unit, or a portion thereof for a period of less than thirty consecutive days.

“Owner-occupied” means a dwelling unit that is occupied by the owner as their primary residence

No more than one dwelling unit rental registration (including short-term and other rental unit registration) may be permitted per dwelling unit, regardless of dwelling types.



Scan the QR code with your phone's camera to open the STR guidelines or visit nkc.org/STR