

**AN ORDINANCE AMENDING CHAPTER 405 SECTION 405.050, CHAPTER 605 SECTIONS 605.020, 605.220, 605.230, 605.240, CHAPTER 655 SECTION 655.130 OF THE CODE OF ORDINANCES, CITY OF BLUE SPRING, MISSOURI, TO ESTABLISH SHORT-TERM RENTAL REGISTRATION, OPERATING STANDARDS, AND LAND USE REGULATION OF SHORT-TERM RENTALS**

WHEREAS, The City of Blue Springs recognizes the increasing prevalence of short-term rental activity within residential neighborhoods; and

WHEREAS, the City has an interest in ensuring compliance with its hotel/motel (transient guest) tax, protecting neighborhood character, and establishing reasonable operational standards for short-term rentals; and

WHEREAS, The City Council desires to create a clear, efficient, and enforceable registration and compliance framework for short-term rentals consistent with the Unified Development Code and the City's Business Licensing provisions; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF BLUE SPRINGS, MISSOURI, as follows:

NOTE: LANGUAGE TO BE ADDED IN UNDERLINED. LANGUAGE TO BE DELETED IS SHOW AS ~~STRICKEN~~. Sections and Subsections not set out herein are not amended or changed.

Section 1. That Chapter 405 of the Code of Ordinance, City of Blue Springs, Missouri is Hereby amended to read as follows:

**Section 405.050 Special Use Standards.**

[R.O. 1996 § 405.050; Ord. No. 4558 § 1, 8-3-2015; Ord. No. 4585 § 5, 2-16-2016; Ord. No. 4625 § 7, 11-21-2016; Ord. No. 4723, 3-19-2018; Ord. No. 4826, 5-20-2019; Ord. No. 4839, 7-15-2019; Ord. No. 4863, 10-21-2019; Ord. No. 4864, 10-21-2019; Ord. No. 4885, 2-3-2020; Ord. No. 5163, 11-7-2022; Ord. No. 5192, 3-6-2023; Ord. No. 5331, 6-3-2024; Ord. No. 5418, 5-16-2025]

41. Short-Term Rentals. Short-Term Rental dwelling units shall be a permitted use in all zoning districts where dwelling units are otherwise permitted. Operational requirements are contained in Chapter 605.

a. Short-Term Rentals shall not be permitted in recreational vehicles or accessory structures not approved for dwelling use. Private covenants or HOA restrictions shall not be enforced by the City.

Section 2. That Chapter 605 of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended to read as follows:

**Section 605.020 Definitions.**

**[R.O. 1996 § 605.020; CC 1968 § 11-15; Ord. No. 377 § 2, 12-28-1967]**

When used in this Chapter the following words and phrases shall have meanings set out herein:

**SHORT-TERM RENTAL (STR)**

The rental of a dwelling unit, or any portion thereof, for periods of thirty-one (31) consecutive days or fewer to a transient guest, as

defined in Chapter 655

**OPERATOR/HOST**

The person or entity offering a Short-Term Rental

**LOCAL RESPONSIBLE**

A person residing or doing business in Jackson County, Missouri, or the surrounding area, designated by the Operator to respond to complaints or emergencies and who is available within twenty-four (24) hours to respond.

Section 3. That Section 605 of the Code of Ordinance, City of Blue Springs, Missouri is hereby added to read as follows:

**Section 605.220 Registration Requirements for Short-Term Rentals.**

- A. No person shall operate a Short-Term Rental within the City without first registering annually with the City.
- B. Registration shall require submission of the following:
  - 1. Owner/Operator name and contact information;
  - 2. Property address and description, including number of bedrooms or sleeping areas;
  - 3. Local Responsible Agent name, phone number, and email address;
  - 4. Proof of Compliance with Chapter 655 Hotels, Motels, Etc.
  - 5. A signed self-certification checklist verifying the presence of smoke and carbon monoxide alarms, a fire extinguisher, a code-compliant egress, trash service plan, parking plan, and

- acknowledgement of applicable tax obligations; and
6. Payment of the registration fee as established by resolution of the City Council.
- C. Each Short-Term Rental registration shall be issued a unique registration number, which shall be displayed on all advertisement and listings.

**Section 605.230. Performance Standards**

- A. Occupancy: Maximum occupancy shall be two (2) persons per legal bedroom plus two (2) additional persons, not to exceed ten (10) occupants unless otherwise approved by the Fire Marshal.
- B. Parking: One (1) off-street parking space per bedroom, up to a maximum of four (4) spaces. No blocking of sidewalks, driveways, or the public right-of-way.
- C. Noise: Compliance with all City peace disturbance and noise regulations. Quiet hours shall be from 11:00pm to 6:00am. No outdoor amplified sound during quiet hours.
- D. Trash and Property Maintenance: Use of City-approved refuse containers; placement and removal in accordance with City collection schedules; and maintenance of yards, porches, and exterior areas free of refuse.
- E. Events: Commercial events, ticketed parties, or similar activities are prohibited.
- F. Life Safety: Smoke detectors, carbon monoxide detectors, and at least one (1) fire extinguisher per level of the dwelling should be provided and maintained in compliance with applicable codes.

- G. Local Contact: The Local Responsible Agent shall be available twenty-four (24) hours a day to respond to complaints or emergencies.
- H. Listing Disclosure: All listings shall include the City Registration Number, occupancy limit, parking instructions, and quiet hours.

**Section 605.240. Enforcement**

- A. Violations of this Chapter shall be enforced as follows:
  - 1. First Violation: Written Warning
  - 2. Second Violation within a twelve (12) month period: One Hundred Dollars (\$100.00) dollars
  - 3. Third Violation: Two Hundred and Fifty (\$250.00) dollars
  - 4. Fourth Violation: Two Hundred and Fifty (\$250.00) dollars
  - 5. Fourth and subsequent violations: Five Hundred (\$500.00) dollars per violation
- B. Major Violations: Include life-safety violations, failure to remit required taxes, or repeated nuisance activity, may result in suspension of registration for up to ninety (90) days or revocation of registration for up to one (1) year,
- C. Appeals shall be conducted in accordance with Chapter 605 procedures.

Section 4. That Chapter 655 of the Code of Ordinance, City of Blue Springs, Missouri is hereby amended to read as follows:

**Section 655.130. Applicability to Short-Term Rentals**

- A. All Short-Term Rentals, as defined in Chapter 605, are subject to the

City's hotel/motel (transient guest) tax.

B. Operators shall file monthly returns or provide documentation that a booking platform has remitted taxes on their behalf.

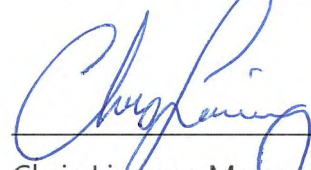
C. Failure to remit required taxes shall constitute grounds for suspension or revocation of Short-Term Rental Registration under Chapter 605.

Section 5. That this Ordinance shall be in full force and effect from and after its passage and approval.

Section 6. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk, may be corrected with the endorsement of the City Administrator without the need to come before the City Council.

PASSED by the City Council of the City of Blue Springs, Missouri, and approved by the Mayor of Blue Springs, this 16<sup>th</sup> day of March 2026.

CITY OF BLUE SPRINGS



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Chris Lievsay, Mayor

ATTEST:



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Erin Ford, City Clerk

1st Reading: March 16, 2026

2nd Reading: March 16, 2026



**BLUE SPRINGS**  
**MISSOURI**

**CITY COUNCIL**

**March 16, 2026**

**EXHIBITS FOR PUBLIC HEARING**

**CODE AMENDMENT – SHORT TERM RENTALS (UDCT-01-26-9774)**

EXHIBIT #1 City Council Information Form dated March 10, 2026 with the following attachments: Staff Report with Attachments and Bill amending the Unified Development Code related to Short Term Rentals

EXHIBIT 1  
CITY COUNCIL  
SHORT TERM RENTALS  
(UDCT-01-26-9774)  
MARCH 16, 2026



# BLUE SPRINGS MISSOURI

## CITY COUNCIL INFORMATION FORM

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**DATE SUBMITTED:** March 10, 2026

**ITEM TYPE:** Public Hearing / Ordinance

**SUBMITTED BY:** Nic Hutchison

**CONTRACT NUMBER:** N/A

**DEPARTMENT:** City Development

**STRATEGIC PLAN PRIORITY:** Balanced Growth

### ITEM DESCRIPTION

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A public hearing is being held at the request of the City of Blue Springs to amend the Unified Development Code (UDCT-01-26-9774) to establish a regulatory framework for Short-Term Rentals (STR) in the City of Blue Springs. Upon conclusion of the public hearing, a Bill approving amendments to various sections of Chapter 405 Building and Use Regulation, Chapter 407 General Development Standards, Chapter 605 Business Licensing and Regulation, and Chapter 655 Hotels and Motels of the City of Blue Springs Unified Development Code will be ready for introduction and readings.

### BACKGROUND

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At the direction of the City Council, Staff has prepared the proposed amendments to address the framework related to Short-Term Rentals.

The proposed amendment to Chapter 605 Licensing and Business Licenses establishes a registration program, basic operating and performance standards, and enforcement provisions of Short-Term Rentals.

The proposed amendment to Chapter 655 Hotels, Motels, Etc clarifies the applicability of the City's hotel/motel (transient guest) tax.

The proposed amendment addresses the Unified Development Code Chapters 405 and 407 to recognize Short-Term Rentals as a permitted residential use with standards.

These changes are intended to improve tax compliance, protect neighborhood character, and provide clear, enforceable standards for Short-Term Rental operation within the city. The ordinance establishes a consistent regulatory framework, enhances compliance with existing tax requirements, and sets reasonable operational standards while preserving property rights.

The Development Advisory Commission met on January 20, 2026, and recommended approval of the proposed amendments.

The Planning Commission met on March 9, 2026, and recommended approval with the following amendment to the proposed Ordinance: The Local Responsible Agent shall be available twenty-four (24) hours per day to respond to complaints or emergencies. The proposed Bill includes the amended language and reflects the amendment approved by the Planning Commission.

**FINANCIAL IMPACT**

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Contractor:	N/A
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## PROJECT TIMELINE

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Estimated Start Date	March 17, 2026
Estimated End Date	N/A

## STAFF RECOMMENDATION

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Staff recommends approval.

## OTHER BOARDS & COMMISSIONS ASSIGNED

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Name of Board or Commission: Development Advisory Commission

Date: January 20, 2026

Action: Recommended approval of the proposed Code Amendment (Aye-3 No-0)

Name of Board or Commission: Planning Commission

Date: March 9, 2026

Action: Recommended approval, with one amendment (Aye-8, No-1)

## LIST OF REFERENCE DOCUMENTS ATTACHED

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1. Staff Report with Attachments
2. Bill amending the Unified Development Code related to Short Term Rentals

## REVIEWED BY

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**Requesting Director: Nic Hutchison**

**Legal: James Newell**

**Administration: George Schmitz**

**Assistant City Administrator: Dennis**

**Budget: N/A**

**Dovel**



# BLUE SPRINGS MISSOURI

## PLANNING APPLICATION REVIEW STAFF REPORT

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### Project Information

#### Meeting Dates:

Planning Commission: March 9, 2026

City Council Date: March 16, 2026

**Project Name:** UDCT-01-26-9774: UDC Text Amendment Short-Term Rental (STR)

**Site Location:** N/A

**Applicant:** City of Blue Springs

**Staff Planner:** Nic Hutchison, Director City Development

#### Project Description:

An Ordinance amending the Code of Ordinances by adding a new article to Chapter 605, Business Licensing and Regulations, to establish Short-Term Rental registration and operating standards; and amending Chapter 655 (Hotels and Motels) and the Unified Development Code (Chapter 405 and 407) to provide tax compliance and land use regulation of Short-Term Rentals.

The proposed UDC Text Amendments are being proposed to address concerns raised by the City Council and direction provided to staff to bring forward amendments for the above items.

## Staff Recommendation:

Staff recommends the proposed UDC Text changes.

**The Development Advisory Commission recommended approval (3 aye, 0 no) of the UDC Text Amendments on January 20, 2026, including an additional recommendation to address parking requirements within the Downtown District by allowing on-street parking to satisfy the on-site parking requirement for Short-Term Rentals.**

## Staff Analysis

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Text Amendments ensure that the generally applicable laws in this Development Code reflect the broad public interest and long-range planning goals of the community, as reflected in the Comprehensive Plan. The City may determine that it is necessary from time to time to revise and update the Development Code to implement the Comprehensive Plan.

## Review Criteria

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Section 403.020 of the UDC states a Text Amendment shall be reviewed according to the following criteria:

1. Whether the change is in accordance with the Comprehensive Plan, Design and Construction Manual, or any official plans or programs developed under the guidance of the Comprehensive Plan.
2. Whether such change is consistent with the purposes of this Development Code, and the intent or objectives of any Chapter or Subsection containing the change.

3. The areas that are most likely to be directly affected by the amendment and in what way they will be affected.
4. Whether the proposed amendment is made necessary because of changed or changing social values, new planning concepts or other social or economic conditions in the areas and zoning districts affected.
5. The recommendations of professional staff.

Staff finds that the proposed UDC amendments meet the above criteria and therefore recommends approval of the UDC Text Amendments.

## **Proposed UDC Text Amendments**

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Section 1. Chapter 605—Business Licensing and Regulation of the Code of Ordinances, City of Blue Springs, Missouri, is hereby amended by adding a new Section 605.220—Short-Term Rental Registration and Operating Standards, to read as follows:

### ARTICLE XX- SHORT-TERM RENTAL REGISTRATION AND OPERATING STANDARDS

#### Sec. 605.020. Definitions

For purposes of this Article:

1. Short-Term Rental (STR): The rental of a dwelling unit, or any portion thereof, for periods of thirty-one (31) consecutive days or fewer to a transient guest, as defined in Chapter 655.
2. Operator/Host: The person or entity offering a Short-Term Rental
3. Local Responsible Agent: A person residing or doing business in Jackson County, Missouri, or the surrounding area, designated by the Operator to respond to complaints or emergencies and who is available twenty-four (24) hours per day and capable of responding on-site within sixty (60) minutes.

#### Sec. 605.220. Registration Requirements for Short-Term Rentals

- A. No person shall operate a Short-Term Rental within the City without first registering annually with the City.

- B. Registration shall require submission of the following:
  - 1. Owner/Operator name and contact information;
  - 2. Property address and description, including number of bedrooms or sleeping areas;
  - 3. Local Responsible agent name, phone number, and email address;
  - 4. Proof of compliance with Chapter 655 (Hotel/Motel Tax account or documentation of platform remittance);
  - 5. A signed self-certification checklist verifying the presence of smoke and carbon monoxide alarms, a fire extinguisher, a code-compliant egress, trash service plan, parking plan, and acknowledgement of applicable tax obligations; and
  - 6. Payment of the registration fee as established by resolution of the City Council.
- C. Each registration Short-Term Rental shall be issued a unique registration number, which shall be displayed on all advertisements and listings.

#### Sec. 605.230. Performance Standards

- A. Occupancy: Maximum occupancy shall be two (2) persons per legal bedroom plus two (2) additional persons, not to exceed ten (10) occupants unless otherwise approved by the Fire Marshal.
- B. Parking: One (1) off-street parking space per bedroom, up to a maximum of four (4) spaces. No blocking of sidewalks, driveways, or the public right-of-way. For Short-Term Rentals located within the Downtown Zoning Districts (T3 and T4), available on-street parking located within one-quarter (1/4) mile of the Short-Term Rental shall be considered sufficient to meet the parking requirement.
- C. Noise: Compliance with all City peace disturbance and noise regulations. Quiet hours shall be from 11:00pm to 6:00am. No outdoor amplified sound during quiet hours.
- D. Trash and Property Maintenance: Use of City-approved refuse containers; placement and removal in accordance with City collection schedules; and maintenance of yards, porches, and exterior areas free of refuse.
- E. Events: commercial events, ticketed parties, or similar activities are prohibited.
- F. Life Safety: Smoke detectors, carbon monoxide detectors, and at least one (1) fire extinguisher per level of the dwelling should be provided and maintained in compliance with applicable codes.
- G. Local Contact: The Local Responsible Agent shall be available twenty-four (24) hours per day and respond on-site within sixty (60) minutes to complaints or emergencies.

- H. Listing Disclosure: All listings shall include the City Registration number, occupancy limit, parking instructions, and quiet hours.

#### Sec. 605.240. Enforcement

- A. Violations of this Article shall be enforced as follows:
  - 1. First Violation: Written Warning;
  - 2. Second Violation within a twelve (12) month period: One Hundred dollars (\$100.00) dollars;
  - 3. Third Violation: Two Hundred and fifty (\$250.00) dollars;
  - 4. Fourth Violation: Two Hundred and fifty (\$250.00) dollars;
  - 5. Fourth or subsequent violations: Five hundred (\$500.00) dollars per violation;
- D. Major Violations: include life-safety violations, failure to remit required taxes, or repeated nuisance activity, may result in suspension of registration for up to ninety (90) days or revocation of registration for up to one (1) year.
- E. Appeals shall be conducted in accordance with Chapter 605 procedures.

#### Section 2. Amendment to Chapter 655 –Hotels and Motels

##### Sec.655.130. Applicability to Short-Term Rentals

- A. All Short-Term Rentals, as defined in Chapter 605, are subject to the City's hotel/motel (transient guest) tax.
- B. Operators shall file monthly returns or provide documentation that a booking platform has remitted taxes on their behalf.
- C. Failure to remit required taxes shall constitute grounds for suspension or revocation of Short-Term Rental registration under Chapter 605.

#### Section 3. Amendment to the Unified Development Code (UDC)

That Chapter 405 (Building and Use Regulations) of the Unified Development Code are hereby amended as follows:

- A. Chapter 404.050 –Special Use Standards:
  - 1) 41. Short-Term Rentals. Short-Term Rental dwelling units shall be permitted ("P") use in all zoning districts where dwelling units are otherwise permitted. Operational requirements are contained in Chapter 605.
    - i. Short-Term Rentals shall not be permitted in recreational vehicles or accessory structures not approved for dwelling use. Private covenants or HOA restrictions shall not be enforced by the City.

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

Publication Dates:

- Jan 24, 2026

Printer's Fee: \$125.24

Anjana Bhadoriya.

Agent

VERIFICATION

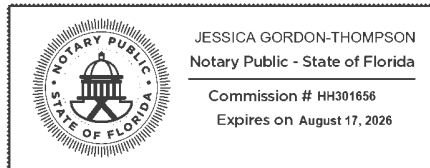
State of Florida
County of Orange

Signed or attested before me on this: 01/26/2026

J. Fla.

Notary Public

Notarized remotely online using communication technology via Proof.



PUBLIC NOTICE

Unified Development Code
Text Amendments – Short-Term Rentals
UDCT-01-26-9774

An Ordinance amending the Code of Ordinances by adding a new article to Chapter 605, Business Licensing and Regulations, to establish Short-Term Rental Registration and operating standards; and amending Chapter 655 (Hotels and Motels) and the Unified Development Code (Chapter 405 and 407) to provide tax compliance and land use regulation of Short-Term Rentals.

Notice is hereby given that a public hearing will be held by the Planning Commission of the City of Blue Springs on Monday, February 9, 2026 at 6:30p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the purpose of hearing interested parties and citizens on the requests by the City of Blue Springs to amend the Sections of the Unified Development Code noted above. Interested parties may view the application materials on file by contacting the Community Development Department via email at ComDev-Legal@bluespringsgov.com or at City Hall at 903 W Main Street, Blue Springs, MO.

CITY OF BLUE SPRINGS
Planning Commission

The City Council of the City of Blue Springs will also hold a public hearing on the above noted Sections of the Unified Development Code UDCT-01-26-9774, on Tuesday, February 17, 2026 at 6:00 p.m. in the Council Chambers of the Howard L. Brown Public Safety Facility to consider the application and the recommendation of the Planning Commission.

CITY OF BLUE SPRINGS
City Council

PUBLISH: Saturday, January 24, 2026
E-MAIL TO THE EXAMINER :
legals@examiner.net
01/20/2026

Published in the Examiner, Jan 24, 2026

4230590

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Examiner, a publication that is a "legal newspaper" as that phrase is defined for the city of Independence, for the County of Jackson, in the state of Missouri, that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

**Publication Dates:**

- Jan 31, 2026

**Printer's Fee:** \$47.63

*Anjana Bhadoriya.*

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Agent

**VERIFICATION**

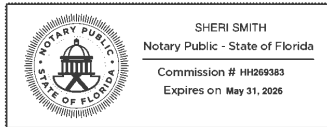
State of Florida  
County of Broward

Signed or attested before me on this: 02/02/2026

*S. Smith*

\_\_\_\_\_  
Notary Public

Notarized remotely online using communication technology via Proof.



**PUBLIC NOTICE  
AMENDMENT**

Notice is hereby given that on January 24, 2026, the City of Blue Springs published notices for Eclectic Tattoo Conditional Use Permit; a Unified Development Code Text Amendment; and for McAtee Meadows General Development. The date of the City Council Meeting was posted as being February 17, 2026. The correct date for this meeting is Wednesday, February 18, 2026 at 6:00pm in the Council Chambers of the Howard L. Brown Public Safety Facility at 1100 SW Smith Street for the consideration of these projects.  
CITY OF BLUE SPRINGS  
By: Traci Breshears  
Publish: Saturday, January 31, 2026

Published in the Examiner, Jan 31, 2026

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