



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1086		DATE: 2/17/2025	
COMMITTEE: Ways and Means			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: AARON CLEMONS		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: aaron@clemonsrealestate.com	ATTENDANCE: Written	SUBMIT DATE: 2/14/2025 5:07 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Dear Committee Members, I am writing regarding HB 1086 and the critical issue of Short-Term Rental (STR) property classification. As STR owners in Kansas City, I am deeply concerned about the practice of reclassifying STRs from residential to commercial property, which can double or triple property taxes. This policy has already devastated STR owners in other regions, and we fear its spread to Kansas City. The commercial reclassification appears arbitrary when applied to STRs. These properties remain residential in both function and use - hosting families and individuals just as long-term rentals do. In fact, STRs often accommodate extended stays, such as families needing temporary housing during home repairs or renovations. Notably, similar property types such as Bed & Breakfasts and Timeshares maintain their residential classification. The financial impact of commercial reclassification would be severe. With Kansas City visitors already paying 14% in taxes, we cannot offset additional costs through rate increases. This policy effectively forces STR owners out of business, as evidenced in St. Louis and other affected areas. HB 1086 would provide STRs with the same clear residential classification already granted to long-term rentals, B&Bs, and timeshares. We urge you to advance this bill from committee, ensuring fair treatment for STR properties and preserving this vital housing option in our community. Respectfully, Aaron Clemons



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: ALEX J ZEMIANEK		PHONE NUMBER: 314-437-5791	
BUSINESS/ORGANIZATION NAME: JZ VACATION RENTALS		TITLE: CEO	
ADDRESS: 7195 MANCHESTER RD			
CITY: MAPLEWOOD		STATE: MO	ZIP: 63143
EMAIL: alex@jzvacationrentals.com	ATTENDANCE: In-Person	SUBMIT DATE: 2/17/2025 2:01 PM	

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

My name is Alex Zemianek and I'm a Missouri native for the last 41 years of my life. I'm a single father of 2 kids(8 and 10) and a CEO/Founder of JZ Vacation Rentals. My testimony is both for my individually owned properties as well as the last 11 year history i have regarding the Short Term Rental industry. My business is a small family owned business without funding or external support. We employ 7 full time employees and work with dozens of vendors throughout Missouri and Colorado. In 2008, i acquired my first property in University city that later became the 400th Airbnb in St Louis and we focused more on construction and development via my parent company JZ Properties LLC. JZ Properties acquired a 4 family building that was formerly vacant and housing drug attics in the Shaw area in 2017 located at 4106-08 Russell. The plot was originally a 4-family and we invested roughly 250,000 into complete gut/remodel as well as a conversion from 4-family to two single fee simple townhomes. We purchased the 4 family for 190,000 (Taxes around 1,900 for the lot) and later sold each parcel for 300-350K a piece. Both owners did well until the Taxes were reassessed to commercial. Fast forward to today, 4108 is one of a dozen homes that shuttered due to negative cash flow and unreasonable commercial tax, surcharge, and what is now 19.929% lodging/sales passed on to tourist/guests. The 4 family (previously collecting no tax) began providing tourism for Shaw and we continued this into several other areas throughout the city. After reassessment, the city not only lost the 16.929% in Sales/Lodging, but it also lost the added commercial tax as the cashflow and equation displayed in our documents(available to provide)One Property alone in St. Louis had been generating \$19K in Sales, Lodging, & Tourism Tax prior to Reclassification. When property taxes increased from \$8K/yr to \$20K/yr, the home shuttered since the excess of taxes flipped all properties into negative Cashflow. Now, The State, County and City now lose the \$31K (\$19K+12K) they were receiving and the home goes back to generating only the baseline of 8K/yr in property tax. A total loss of \$31,000 to taxing entities. On 8 properties, my example calculates 197,379 in total lodging collected over 2 years as an example(not exact & using today's 19.929% formula voted in 11/24). The additional taxes post reclassification would be 59,716(difference between a regular LTR & Comm assessed STR). Since all of the 8 homes in my example are now no longer in service(1 hanging on by a thread), the city, state, AND missouri homeowners lost. The State/City lost the attempted increase of 59K and also lost the "Annual" Sales/Tourism income of 197,379. 197,379 + 59,716 = 158,405(Total Loss). So the question is what's the motive for the State or City? Who is better to Tax? Tourist coming in, or our current MO natives like myself, Mom, family, and investors we support. In any case, the reclassification will always result in a loss for all parties involved if other cities follow what St Louis Assessor Michael Daughin started in 2019.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ARNIE C. "HONEST-ABE" DIENOFF-STATE PUBLIC ADVOCATE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: arniedienoff@yahoo.com	ATTENDANCE: In-Person	SUBMIT DATE: 2/17/2025 11:58 PM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.
I am in Support of this Bill. This is Great Public Policy and NEEDS to be done.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CHRISTINE TEGLO		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: christyteglo@hotmail.com		ATTENDANCE: Written	SUBMIT DATE: 2/15/2025 3:48 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Hi, My name is Christine Teglo, and I own a short rental in St. Charles (since 2019) and one in Innsbrook (since 2021). I have always followed the laws and city requirements concerning short-term rentals. In 2020, St. Charles instituted a permit for \$75. Each year, the city has made the process more difficult. It is now \$500 a year, a yearly inspection is required, noise and parking rules are enforced, and I had to get approval (and pay another fee) from Planning and Zoning to get my permit (with rules about how many are allowed within a 500-yard radius). For Innsbrook, they instituted a \$275 annual permit in 2021. Each year, they institute more rules and fees. This year, they will charge me \$25/night as a resort fee for each night I have a guest. My rental guests in St. Charles already pay 12.95% tax (5%, which is a sleeping tax alone). The city of St. Charles just determined that my house is now considered a commercial property, and my property taxes have more than doubled. My escrow account paid the tax in December and said my monthly payment is increasing by \$300/month. That is a 23% increase in my monthly payment (and 130% increase in my taxes owed). The economy is struggling, and I've had to reduce my rates, so I cannot pass this along to guests. I have moved money from my retirement account into these two houses. I am not rich, and the profits for these houses are extremely small. I invest a ton of time in these houses. To maintain these properties and create a great guest experience, I help supply the following jobs to the economy: Housekeepers Pest control every quarter Handyman for repairs Landscapers Contractors for remodeling Plumbers Electricians The guests that I host visit the following and help out our local economy: Restaurants Local shops on Main Street Gas stations Casino Tourist locations I have hosted groups for the following reasons: To attend weddings Traveling work groups that stay Monday-Friday Visiting family Reunions A doctor who stayed with his wife and 3 kids for a month while doing a residency at a local hospital. A local family who stayed for 3 weeks while mold was being removed from their home. The function of people staying at my house is that of a residential nature. They are sleeping there, eating, cooking food, and watching TV. I have a 2-night minimum, and many people stay for much longer. My homes are being used as homes. These are not homes that have been converted to businesses like accountant offices, law firms, medical buildings, etc. No commercial activities are being done at my houses. This new taxation is a huge burden to me, and it is utterly unreasonable to increase my taxes by 130%. It is also unfair that Bed and Breakfasts, long-term rentals, and timeshares are exempt from being called commercial property. The same functions are being performed, and the taxation is supposed to be based on that. I ask that this bill be passed and short-term rentals stop being treated as commercial property. Thank you, Christine Teglo



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: DEBRA HART		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: debrahart348@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 2/17/2025 7:39 AM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.
Keep residential home tax as residential. Single family homes that rented are not commercial.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JEAN VAN BOOVEN-SHOOK		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: jeanie.shook@gmail.com		ATTENDANCE: Written	SUBMIT DATE: 2/13/2025 8:06 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Hello, we own a short term rental we hope to continue to see be classified as residential for tax purposes. This was a 100-plus year old home that was a family home to my husband's brother and my mother-in-law for many years and just a couple doors down from our own long-term home where we raised our children. Now that our mother-in-law moved out due to there being so many steps, we wanted the house to be a short-term rental so it can finance our retirement but also continued use of it, and at the least pay for its own costs. The home is sentimental to us and we wanted to have use of the home for family gatherings and for family guests. We are licensed foster parents and so our own home is full to the brim at times with children and their things and so it precludes us from hosting overnight friends and family. Using the house as a short-term rental helps us keep a home that is sentimental to us, allows us to schedule times for friends and family to come stay, and helps us finance the costs of the home. In addition, it contributes to the neighborhood because since it is rented a fraction of the time, means it alleviates the on-street parking situation on our narrow street for our neighbors when the property is vacant of paying guests. When we do have guests instead of long-term renters, they typically only have one or two vehicles and do not have as many vehicles to congest the street as the families these homes typically collect. Also, to keep it as a nice property, we are compelled to keep the home, yard and landscaping neat and attractive. This is a 100 plus year old neighborhood in a quiet residential area and the guests we do attract come and go quietly, either to enjoy a quiet weekend away, or to come and go from long-term construction jobs- we do not have partiers. We urge you not to further burden short term rental owners. Thank you so much for your consideration.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: KRISTY POST		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: kristypost@outlook.com		ATTENDANCE: In-Person	SUBMIT DATE: 2/16/2025 8:10 PM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

I have a Airbnb In Dekalb County near Maysville Missouri & in 2024 they reclassified my house from residential to commercial without even telling me. My taxes went up significantly. It used to be zoned agricultural from 2000 to 2003 & I myself went to the county & told them it was rental house around 2016 when we bought it back in 2016 . At the time it was long term, however the renters I had were terrible & only lasting 2 months and tearing up my home?so we listed it with Airbnb in 2022. Airbnb sent Dekalb county 5 times the amount I pay in residential taxes for occupancy taxes on top of what I pay on real estate taxes. In 2023 & 2024 Dekalb county collected well over few thousand dollars in taxes from Airbnb on occupancy taxes. The guest I have stay all eat at the local restaurants in Dekalb county & shop in dekalb county, buy deer tags here, buy fuel here bring so much more revenue here than a long term tenet does. So I would appreciate my home NOT being considered commercial because I'm at the point to where I'll stop Airbnb & I'll push my house in & let it be pasture because bare ground with no buildings or sheds is alot less on taxes than one with. If I continue to Airbnb I'll purchase property in another county. Or another state like many others do that don't have personal property taxes or real estate taxes & that allows them also to tag their vehicles in other states as well to save money. Please I raise cattle & I started doing the Airbnb when the quality of long term renters got ro where it was costing my family more to rent than we were making.



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: LANCE MAYIELD		PHONE NUMBER: 573-368-8966	
BUSINESS/ORGANIZATION NAME: OZARK COUNTRY CABINS		TITLE:	
ADDRESS: P.O. BOX 577			
CITY: VIBURNAM		STATE: MO	ZIP: 65566
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/17/2025 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: LAURA WILLIAMS		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: laurawill22@hotmail.com	ATTENDANCE: In-Person	SUBMIT DATE: 2/13/2025 10:45 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Testimonial from Laura Williams To Whom It May Concern, My name is Laura Williams, and I am a short-term rental owner in Kansas City, Missouri. I got into this business after aging out of my career and realizing that short-term rentals could be a way to sustain myself in retirement. I have a GED and no formal education to be able to go into another line of work. I started out by investing in a couple regular rentals for long term renters, but I found it impossible to keep up with the constant cleaning from tenants moving in and out, maintenance, and wear and tear that tenants put on my properties. Being a woman who isn't particularly handy, I was getting overcharged for repairs and couldn't find reliable help or good property management making it incredibly stressful. A friend of mine was already in the short-term rental property management business, and together we decided to try short term renting a couple of my problem properties and it became a win-win for both of us. We turned properties that were problems in the neighborhood into respectable houses on the block. I have spent years of my life fixing up, furnishing, and maintaining these homes to ensure they provide a quality experience for visitors to Kansas City. Every week, I personally check on my properties, making sure they have all the necessary amenities and remain in excellent condition. One of the biggest struggles I have faced as a rental property owner is the unfair and illegal property tax assessments by the Jackson County Assessor's Office. In just a few years, my property taxes have skyrocketed due to these arbitrary assessments, which are done without in person inspections or proper justification. Now, there is a real threat that short-term rentals will be reclassified as commercial properties, which would make it impossible for many of us to continue operating. We are already burdened in Kansas City with new short term rental taxes taking a big chunk of our income, rising costs due to inflation, and strict regulations that cut into our already slim profit margins. If these changes go into effect, it would put many small airbnb owners like me out of business. It's important to understand that not all short-term rentals are full-time vacation properties. Some host longer-stay tenants, and in my case, one of my properties is home to my 74 year old family member. If my properties were reclassified as commercial, the tax increase could make it unaffordable for her to stay in her home. That is not fair. Short-term rentals are not hotels. We do not have the same amenities, we can't hosts events, and we do not offer food and beverage services or have shops/services set up to make extra money that would offset a commercial tax designation. Yet, in several counties (and spreading) in Missouri are being unfairly targeted and taxed as if we do. This not only places an unfair financial burden on owners but also devalues our properties, making them harder to sell in the future. I am asking you to support legislation that protects short-term rental owners in Missouri. The county assessors have a terrible track record of being fair to us as evidenced by their greed and willingness to break the law (as in Jackson County). We are not corporations or big businesses; we are individuals trying to make a living while maintaining our properties and contributing to our communities. Please pass this bill and help protect property owners like me from unfair taxation and overreach. Thank you for your time and

consideration.Sincerely,Laura Williams



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: LORRAINE ZEMIANEK		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: skimode6am@yahoo.com	ATTENDANCE: Written	SUBMIT DATE: 2/13/2025 2:48 PM

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Back in 2017, and 2018, I purchased 3 rental properties in St. Louis, City, with the intention of turning these proproperties into vacation rentals. My full intention was to supplement my social security when I retired. Which actually was 2 years ago.I would have had alittle money to supplement my social security. However, the City of Saint Louis decided to take any entra money and tax my properties as a commercial business. That has just about killed me. I have never made any money since.Every year those COMMERCIAL taxes, in addition to (Personal Property taxes), has ,kept me from making any profit at all.. In fact, I have had to start draining my personal measly 401K, to pay these taxes (that penalizes you every year, if you take money out.I Firmly support this HB 1086No other place in MO do they do this. This is a travesty.Please consider passing HB1086.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: MATTHEW SPENCE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: mspence1290@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 2/17/2025 7:43 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

The taxation of residential property at commercial rates is not right. Many properties are subject to local laws that prevent them from being operated to maximize revenue. It's unfair to put short term rental restrictions on them then also tax them at a higher rate. Municipalities and counties should only be able to tax residential properties at higher rates if they are willing to zone them as commercial and allow them the freedoms of operating as a commercial property which they are unwilling to do.



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WITNESS NAME		
BUSINESS/ORGANIZATION:		
WITNESS NAME: MICHELLE TORRES		PHONE NUMBER: 972-835-4168
BUSINESS/ORGANIZATION NAME: BRANSON VACATION RETREATS		TITLE: DIRECTOR
ADDRESS: 321 BLACKBERRY DRIVE		
CITY: RIDGEDALE		STATE: MO
		ZIP: 65739
EMAIL: michelles2@kw.com	ATTENDANCE: Written	SUBMIT DATE: 2/13/2025 2:32 PM

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Many of our homes act as vacation homes for families. They count on the home being there and affordable for them to come back each year with family. The familiarity, warmth, and homey feel along with the affordability help them to be able to spend more money on attractions, shows, and shops in Missouri. They can then come back and stay together as a family and enjoy one another. These types of settings help them to stay longer and do more. When an owner has to take their vacation home offline due to the rising taxes imposed this leads to upset vacationers and many choose another location that is not in Missouri for their vacation. Investors are selling their short-term rentals and purchasing property in other states due to the unfair classification of the property taxes. In the long run, this commercial property tax classification costs Missouri dollars in sales tax and tourism revenue



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: SAMANTHA RAMIREZ		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: samantha@rentafurnishedhome.com	ATTENDANCE: Written	SUBMIT DATE: 2/17/2025 12:39 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

Passing this bill is very important for many property owners all the way to cleaners, handymen, property managers, the city and so much more who benefit from short term rentals. It's not fair that a home renting out just like a long term rental does could be commercially taxed. Many families when traveling like to stay in a home vs. a hotel for more comfort. A hotel room just isn't as spacious for families, pets, or children. Short term rentals have been attacked in many ways. Short Term rentals create jobs and create income support for many families.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: SUSAN KIM BROWN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: sbrown816@gmail.com		ATTENDANCE: In-Person	SUBMIT DATE: 2/13/2025 8:33 PM
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Hello! My name is Susan Brown and I am a Short-Term Rental (STR) owner in Kansas City. My husband and I are senior citizens and do not have pensions - our real estate investments are our retirement plan. We accidentally started this type of Rental when his mother was diagnosed with dementia and we rented her home on a short-term basis because we were unsure if she would return. It eventually helped us afford care for her remaining years in Memory Care. We have seen what reclassifying STRs from Residential to Commercial, doubling or tripling the property tax, can do – it is devastating. We are concerned that this practice will spread to our area and we hope you will stop it before it goes any further. Why shouldn't we be classified as commercial? These are rentals – we can't turn these properties into banks or gas stations. There are only residential activities happening – exactly like in a Long-Term Rental (LTR). LTRs are never considered Commercial property. Many of our STRs are rented out on short- and long-term basis – for example, we currently have a family staying with us that experienced a fire and it has taken almost two years to rebuild their home. Bed & Breakfasts already have an exemption in the law which protects their residential status. In addition, we can't pass these types of costs on to our renters – they already pay over 14% in taxes in Kansas City – this would be too much. Bottom line, this reclassification effectively will shut down our rentals as it has done in St. Louis and the other areas that have adopted it. Please help us! Please pass HB 1086 out of your committee.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: TYANN MARCINK		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/17/2025 12:00 AM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: TYANN MARCINK HAMMOND		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: tyann@bransonfamilyretreats.com		ATTENDANCE: In-Person	SUBMIT DATE: 2/13/2025 4:40 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Dear Legislators, I'm the one who bought a bank where you can legally launder in the Ozarks. My name is Tyann Marcink Hammond, and I am a vacation home rental owner and property manager. The small farming town of Marthasville, Missouri flooded in 1993 and fell into an economic depression. By 2018 the little downtown area of 12 buildings had 9 empty buildings slowly deteriorating and only 3 buildings with activity: the post office, the MFA Co-op, and Philly's Pizza, the best pizza in the county. Now 7 years later, the town's downtown area has been radically transformed because of vacation rentals bringing visitors who support the new businesses that have been launched and inspired the local entrepreneurs to create more jobs. When I first bought the bank building, the town looked at me as if I had two heads and asked me "WHY would anyone want to come stay in their dusty little town with boarded up buildings in a flood zone?" So when I renovated the former Marthasville Bank into a 4 bedroom home now known as the Bank Haus, I kindled a fire in other local people to renovate the buildings and put life back into them and the downtown area. Thus was born: The Happy Apples Bunkhouse, The Outpost Inn B&B, Maverick's restaurant, The Trailside with chiropractic and massage services, The Preserve wedding and event venue, and soon a coffee and art shop. My family's livelihood is hospitality and providing homes for short periods of time to people who need a place to live for a few days instead of a year or more. Their purpose may be a family reunion, a wedding, to bike the Katy Trail, to visit the area wineries, or a funeral. Their activities in the homes are the usual ones: eating, sleeping, brushing their teeth, laundering their clothes, making meals, baking cookies, and spending time with people they love. We own and manage vacation homes also in the Branson area, where families stay at our homes for similar reasons, including for vacation. Their activities are also the same in the homes: eating, sleeping, brushing their teeth, laundering their clothes, making meals, baking cookies, and spending time with people they love. All of these are residential activities, and the homes are of residential use, simply for short periods of time. The use hasn't changed when a home is occupied for short periods of time instead of long periods. Yet some county tax assessors feel that a vacation rental should be classified as commercial use. The business aspect of a vacation home rental is not at the property. The same as a long term rental, the business aspects of marketing, accounting, and customer service do not happen at the property but at an office. The wrongful reclassification of vacation home rentals has dramatically increased the property taxes. Not only with the hike in tax rate, but also a surge in assessed value since there is no cap on the amount a commercially classified property can increase in value every other year. One of my own vacation home rental property tax bills went from \$4,380 in 2022 to \$10,680 in 2023 because of the reclassification to commercial. Allowing county assessors to arbitrarily reclassify vacation home rentals to commercial because of a loophole in the tax code is a threat to the tourism economy that the State of Missouri along with local communities have been diligently building for decades. The money grab of reclassification will result in the loss of tax revenue if it is no longer viable for a vacation home rental to provide a space for families

for a short period of time. A reduction in visitors results in fewer sales at local shops and restaurants, which is less sales tax revenue. A decline in sales may mean loss of jobs. Loss of jobs will drive people to other communities. Loss of people may mean houses for sale with declining value as few people are willing to move to a town with few employment opportunities. I urge you to close the loophole in the tax code with bill HB 1086 and pass it out of committee, underscoring the residential use of vacation home rentals, solidifying the residential classification, and protecting a vital part of how the modern day family lives in Missouri. Respectfully, Tyann Marcink Hammond 636-584-3864 tyann@bransonfamilyretreats.com



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1086		DATE: 2/17/2025	
COMMITTEE: Ways and Means			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CHRISTINE D SHUCK		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL: shuckchristine@gmail.com		ATTENDANCE: Written	SUBMIT DATE: 2/13/2025 11:54 AM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

Chairman McGirl and members of the Ways and Means Committee: My name is Christine Shuck and I own and operate a single short-term rental in Kansas City. It is at the far end of our large city lot, right where we can keep an eye on it and make sure guests and neighbors are all safe and happy. When we initially bought the property, and rehabbed it back from its decayed state (it had sat for over 15 years abandoned and neglected), we decided to try recouping our investment by renting it out as a short-term rental. My husband and I do not have any kind of retirement savings, owning this short-term rental, and a house on the other side of us we are currently rehabbing to be a mid-term rental, are all of the financial investments we currently have. We also love our neighborhood and we are determined to do our part in revitalizing the neighborhood we live in. Historic Northeast is one of the oldest residential neighborhoods in Kansas City and has experienced many shifts in fortune. At the end of 2022, our taxes were raised exponentially - in the case of our own home - in excess of 150%. Any further tax increases would be deeply damaging to our family. Considering our short-term rental, which is a full and complete house capable of housing families, to be a commercial property would be financially catastrophic. We hope to convert to a long-term rental in approximately 11 years, when we are at retirement age, and this house, as well as our other two properties are all homes we hope to pass on to our children - ages 18, 9, and 3 - to live in when we no longer are around. I hope that you will recognize that short-term rentals are both necessary (guests WANT a home away from home, not a hotel) and also residential in nature, and should stay taxed as the residences that they are. Regards, Christine Shuck



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1086		DATE: 2/17/2025
COMMITTEE: Ways and Means		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JULIE PLOSS		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: jmploss1@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 2/12/2025 6:54 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

Subject: Opposition to Missouri HB 1086 – Harmful Impact on Short-Term Rentals and Branson Tourism

Dear Chris Brown I am writing to express my strong opposition to Missouri HB 1086, which seeks to modify the classification of certain residential properties used for short-term rentals (STRs). This bill unfairly targets STR owners with a different tax classification, despite the fact that we provide housing services similar to long-term rental owners. Branson, Missouri, is a prime example of how this legislation would have devastating effects. As one of the state’s top tourist destinations, Branson relies heavily on short-term rentals to accommodate the millions of visitors who come each year for entertainment, family vacations, and business travel. Many of these visitors prefer STRs over hotels because they offer more space, better amenities for families, and an affordable alternative to traditional lodging. If HB 1086 is enacted, the increased tax burden on STR owners will force many to shut down, drastically reducing lodging availability. This will lead to fewer options for visitors, higher costs for families trying to vacation affordably, and ultimately, a decline in tourism revenue for local businesses, restaurants, and attractions. Branson’s economy is built on tourism, and limiting short-term rentals will only drive visitors to other destinations with more accessible accommodations. Many STR owners are not large corporations but everyday Missourians who rent out their properties to supplement their income and maintain their homes. Penalizing them with unfair tax classifications will discourage responsible property ownership and hurt both hosts and guests who rely on these accommodations. I urge you to oppose HB 1086 and support fair policies that recognize the essential role STRs play in Missouri’s tourism-driven communities. Please consider the long-term consequences this bill would have on Branson’s economy, Missouri families, and the visitors who keep our tourism industry thriving. Thank you for your time and consideration. I appreciate your support in ensuring Missouri remains a welcoming and business-friendly state for all property owners.

Sincerely, Julie Ploss
 139 Streamside Dr. Hollister, MO 65672



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1086		DATE: 2/17/2025
COMMITTEE: Ways and Means		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: KATE BARSOTTI		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: kate.barsotti@gmail.com	ATTENDANCE: Written	SUBMIT DATE: 2/13/2025 4:58 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

Non-owner occupied short-term rentals are a severe detriment to my neighborhood. These investors, who do not live in our neighborhood, evicted long-term tenants and replaced them with transient visitors. We experience violent parties, drug dealing, garbage etc. My neighbors have had to take their children out of bed at night to sleep on the floor to avoid potential gunshots at such parties. If these investors want to open a hotel or bed and breakfast, they are free to do that. They should not have unsupervised hotels in residential neighborhoods. It is dangerous, reduces our housing, and devalues our quality of life. We lose volunteers and advocates who, in addition, pay the earnings tax into city coffers. Transient visitors do not make up for that loss to our schools, libraries, and places of worship. Please do not support any law that makes it easier for these investors to operate and destroy our neighborhoods.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1086		DATE: 2/17/2025	
COMMITTEE: Ways and Means			
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: KATHRYN GAMBLE		PHONE NUMBER: 573-634-4876	
REPRESENTING: MISSOURI HOTEL LODGING ASSOCIATION		TITLE:	
ADDRESS: PO BOX 1865			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/17/2025 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1086		DATE: 2/17/2025
COMMITTEE: Ways and Means		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: TRACY JONES		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL: tjones6818@charter.net	ATTENDANCE: Written	SUBMIT DATE: 2/15/2025 6:07 PM

THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.

To the Ways and Means Committee, My name is Tracy Jones. My husband and I have a small 500 sq ft condo that we use as a vacation/ weekend getaway. When we are unable to use it ourselves, we rent it short term (STR) to help afford the increasingly high HOAs imposed. Our condo is in a building with 7 other units, all personally owned, and sometimes used as STRs. As I am now retired at 62, we are a one income family and having our condo reclassified from residential to commercial will really hurt our family financially. Our condo provides us time together with friends and family in quiet nature, swimming, grilling and being in a friendly, safe community. We are already paying exorbitant renter fees through the city and rental company. If our taxes increase by double or triple, we will be forced to sell, and lose our little slice of heaven. Thank you, Tracy and Charles Jones