



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: ADAM BARBER		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 9:06 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

Hello,

Thank you for taking a moment to read my testimony. My name is Adam Barber, I am a resident of Saint Louis, who also owns two Short-Term Rentals. My wife and I run them as a source of income but also because we enjoy the the hospitality industry. Showing off our city, through short-term rentals, is our passion. Supporting this bill is step in the right the direction to keeping our passion and our source of income sustainable for the the future. Thank you for supporting the bill.

With respect,

Adam Barbet



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ADAM WHITSETT		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 8:26 PM

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

I strongly support HB 1768. My family and I operate a short-term rental in Jackson County. Last year, the county attempted to reclassify short-term rentals as commercial property. Fortunately, the county executive prohibited this reclassification until 2027.

If my property were reclassified as commercial property, the increased tax burden would eliminate any profit from operating our short-term rental. The income from our short-term rental helps subsidize our mortgage and basic living expenses for me, my wife, and our two children.

Short-term rentals are not commercial enterprises—they are homes. All short-term rentals are noncommercial in nature, and HB 1768 provides needed clarity and protection for families like mine.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ALISON AICARD		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 2:27 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I support this bill



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: ANGIE GIBSON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 5:32 PM	

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

My husband and I converted four of our long-term rentals into Airbnb's over the past three years. We were hoping to be able to make more profit than our long-term rentals were bringing. We invested a lot of time and money to bring our properties up to a much higher Airbnb standard. Ever since we opened the first one, we have just kept encountering additional taxes and higher taxes than we ever thought we would. We are in Springfield, Missouri, where the voters voted for an extra 5% lodging tax that we pay off of our gross income. This was supposed to equalize us more with the hotels, but I do not believe it makes us equal at all. There are fixed costs that we have every month that the hotels share with multiply rooms. Our properties are also now being taxed as commercial properties which almost doubles our property taxes. Also, in 2025 I even received a personal property tax bill. While we are trying to keep our rates competitive these new taxes take a good portion of the profit that we're trying to make. We have owned our properties for 20+ years and we don't see how anyone can make it who has bought their property in the last five or so years with a higher house payment than we have. Case in point, our daughter and her husband opened an Airbnb about a year and a half ago and ended up closing it and selling it this past fall.

On a different note, according to many of the neighbors, our properties have improved the neighborhoods as maintenance of the yard is kept up and we are in the house a lot to fix things and to keep things nice.

Please vote to support HB 1768 and support the little guy who just wants to maximize his investments.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ANTHONY WICHMAN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 8:41 AM
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Do not tax short term rentals



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WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: ARNIE C. AC "HONEST ABE" DIENOFF		PHONE NUMBER: 314-440-9000	
BUSINESS/ORGANIZATION NAME: MISSOURI STATE PUBLIC ADVOCACY		TITLE: STATE PUBLIC ADVOCATE	
ADDRESS: PO BOX 1535			
CITY: OFALLON		STATE: MO	ZIP: 63366
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 12:00 AM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: BARBARA FREDHOLM		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 11:37 AM
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: BAXTER COBLE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 12:07 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I support this bill because without it the only people able to afford to run a short term rental will be large businesses and corporations. Mom and pop small businesses will be forced out in favor of the hotel industry.



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WITNESS NAME		
REGISTERED LOBBYIST:		
WITNESS NAME: CAMELLIA PETERSON		PHONE NUMBER: 417-726-9475
REPRESENTING: AMERICANS FOR PROSPERITY		TITLE: LEGISLATIVE DIRECTOR
ADDRESS: PO BOX 94		
CITY: JEFFERSON CITY		STATE: MO
		ZIP: 65102
EMAIL: cpeterson@afphq.org	ATTENDANCE: In-Person	SUBMIT DATE: 2/10/2026 2:17 PM

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Americans for Prosperity - Missouri supports protecting short term rental owners from local assessors re-classifying their properties resulting in egregious tax increases.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: CAROL PAYSINGER RILEY		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 8:09 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I support this bill as it is fair and just.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: CECIL REYES		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 9:32 AM
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I am a maintenance man and this job had given my family and I financial security.



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CHRISTINE TEGLO		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 5:15 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Dear Members of the Committee,

I am writing in strong support of HB 1768 and HB 2060.

I own a short-term rental in St. Charles, Missouri that was reclassified as commercial property for tax purposes. As a result, my property taxes tripled last year, increasing by nearly \$300 per month. Unlike residential properties, there are no caps on annual increases, creating serious financial uncertainty for small property owners like me.

My guests use my home for normal residential purposes — sleeping, cooking, and living — just as any homeowner would. This is residential use, not commercial use, yet I am being taxed as if I operate a business facility.

My short-term rental also supports the local economy. I regularly hire local cleaners, handymen, pest control services, and contractors, and I have invested in renovations using local businesses. I also encourage guests to support nearby restaurants, shops, and attractions, helping bring tourism dollars directly into our community.

If I were to sell my home, the short-term rental permit would not transfer and the property would revert back to residential classification. This highlights the inconsistency and unfairness of the current system.

Bed and breakfasts and timeshares are already exempt from this type of reclassification. Short-term rentals deserve the same fair treatment.

Without action, more local families and small property owners will be forced out, reducing tourism and harming local economies.

HB 1768 and HB 2060 offer a reasonable, balanced solution by ensuring short-term rentals are treated appropriately as residential properties. These bills protect homeowners, preserve local jobs, and promote fairness.

I respectfully urge you to support and pass these important bills.

Thank you for your time and consideration.

**Sincerely,
Christine Teglo
Lake Saint Louis, MO**



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: CLARK BROWN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 8:17 PM
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: DANIELE SADRES		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/8/2026 7:21 PM
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I support this bill.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ERIKA RUSSINA		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 6:00 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I support this bill. As a homeowner and small business owner, my STR supports the community through providing jobs to our cleaners and bringing tourism to the area. If my home (that is used by my family a majority of the time) is unfairly reclassified as commercial, we will be out of business.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: ERIN TATE		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 1:50 PM
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: GEORGE NORTON		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 8:32 PM
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I support this bill



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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: GLEN AURINGER		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 11:20 PM
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Taking away jobs is never good just think what it will do



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: HARMONY BROWN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 8:25 PM
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As a single mother that has FINALLY been able to make a career for myself and be able to take care of my daughter, I urge you to not increase taxes and reclassify our home as commercial. Many people today work from home and they're not at risk of this so we shouldn't be either. Reclassifying our homes would cause serious harm to our livelihood.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: HEATHER ANN MEYER		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 9:43 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

Dear Members of the Committee,

I strongly support HB1768 and HB 2060.

A member of my family owns a short-term rental in St. Charles that has been reclassified as commercial property, causing her taxes to dramatically increase. This change makes it harder for small property owners to remain in business.

Her rental supports local cleaners, maintenance workers, contractors, and nearby businesses. It brings tourism and spending into the community while being used for normal residential purposes.

These bills are needed to protect small operators and keep Missouri Communities strong. Please support HB 1768 and HB 2060.

Sincerely,

Heather Meyer
Winfield, MO



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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: HUNTER C. HAMBLIN		PHONE NUMBER: 770-363-6076	
REPRESENTING: TAXPAYERS PROTECTION ALLIANCE (TPA)		TITLE: DIRECTOR, STATE AFFAIRS	
ADDRESS: 1101 14TH STREET NW, SUITE 500			
CITY: WASHINGTON		STATE: DC	ZIP: 20005
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: IRVYNG HORTON		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 12:33 PM
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JACKIE MACGIRVIN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 6:20 PM
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Please do not penalize people trying to make more money by renting their homes.



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JAKE WILSON		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 9:18 PM
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I support this bill



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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JANE A SAARI		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 7:02 PM
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WITNESS NAME			
REGISTERED LOBBYIST:			
WITNESS NAME: JARED HANKINSON		PHONE NUMBER: 573-634-3511	
REPRESENTING: MISSOURI CHAMBER OF COMMERCE & INDUSTRY		TITLE:	
ADDRESS: PO BOX 149			
CITY: JEFFERSON CITY		STATE: MO	ZIP: 65102
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 12:00 AM	
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WITNESS NAME			
INDIVIDUAL:			
WITNESS NAME: JEAN VAN BOOVEN-SHOOK		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/8/2026 11:39 PM
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JESSICA ORF		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 1:39 PM
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WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JONATHAN LEE-WARNER		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:	STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 11:53 AM

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

Hi there. I am a Missouri resident, a voter, and a retired military aviator. My family has owned our property for over 110 years. I am a fourth-generation steward of this land, and my children are the fifth generation growing up with a connection to it.

When my wife and I left military service and chose to make this our home, the property had suffered years of neglect and needed significant rehabilitation. We invested a large portion of our savings, time, and labor into restoring it so it could remain in our family and continue to contribute positively to our community.

We don't make a lot of money, but operating a short-term rental on the property has been one of the practical ways we've been able to offset restoration and maintenance costs. It has also allowed us to share a piece of our family's heritage with visitors and to welcome people to Columbia who might not otherwise experience a historic family property like ours.

For our family, this land is not just real estate ... it is legacy, responsibility, and a long-term commitment to preservation. Thank you for your help with this!



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026	
COMMITTEE: Special Committee on Property Tax Reform			
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: KARA KNISELY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 7:55 AM
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I support this bill.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026	
COMMITTEE: Special Committee on Property Tax Reform			
TESTIFYING: <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
WITNESS NAME			
BUSINESS/ORGANIZATION:			
WITNESS NAME: LANCE MAYFIELD		PHONE NUMBER: 573-368-8966	
BUSINESS/ORGANIZATION NAME: OZARK COUNTRY CABINS, LLC -MISSOURI VACATION HOME ALLIANCE		TITLE:	
ADDRESS: PO BOX 577			
CITY: VIBURNUM		STATE: MO	ZIP: 65566
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 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 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: LAURA WILLIAMS		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 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 1768		DATE: 2/10/2026	
COMMITTEE: Special Committee on Property Tax Reform			
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: LINA TEGLO		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 4:58 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

Dear Members of the Committee,

I strongly support HB 1768 and HB 2060.

A member of my family owns a short-term rental in St. Charles that has been reclassified as commercial property, causing her taxes to dramatically increase. This change makes it harder for small property owners to remain in business.

Her rental supports local cleaners, maintenance workers, contractors, and nearby businesses. It brings tourism and spending into the community while being used for normal residential purposes.

These bills are needed to protect small operators and keep Missouri communities strong.

Please support HB 1768 and HB 2060.

Sincerely,
 Lina Teglo
 Lake Saint Louis, MO



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: MARY RODERMAN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 8:59 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I support this bill. It is NOT fair taxation to individuals, who are NOT big businesses. This economy is requiring almost everyone to scramble to make every extra penny they can make to support their families, and this is literally taking money out of working class, small families' homes. These are individuals, NOT businesses!



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026	
COMMITTEE: Special Committee on Property Tax Reform			
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: MIKE FREDHOLM		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/9/2026 6:19 PM
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I support HB 1768



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: NESHAЕ WELLS		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 12:47 PM
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Short-term rentals have given me the opportunity to build a stable full-time job and a real career. Through this work, I have been able to support myself and my son, and I've grown professionally over the years. Eliminating short-term rentals would lead to significant job loss in an industry that already faces employment challenges in our city.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: NICHOLAS TODD		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 7:22 PM

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How I chose to use my single family residence is only my business. I pay for it and should be free to utilize it as I see fit.



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform		
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: PHIL ZEHMS		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 6:57 AM

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STR Owners are Small, Local Homeowners

Most STR owners are individuals or families owning one property or very small Mom & Pop investors. Extra income helps them pay the mortgage and stay in their homes. These are NOT institutional investors.

Homes Serve Essential Residential Needs

STRs frequently house workforce, medical, insurance-displaced, and extended-stay residents. STRs are not the cause of Missouri's housing affordability... these are driven by Taxes, Insurance and costs of repairs etc. An STR is kept in good repair, or no one will rent them, keeping the property value and the neighborhood better.



MISSOURI HOUSE OF REPRESENTATIVES
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BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: RACHEL TODD		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/8/2026 7:20 PM
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Taxation on single family homes as commercial just seems wrong. I have no obligation to keep my property as a listing and I can be terminated by all of the platforms at any moment. Rental income is incidental. Thats like saying I have a commercial landscaping business because I sold dirt to my neighbor.



MISSOURI HOUSE OF REPRESENTATIVES
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BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: RICK MARESCO		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 6:35 PM
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Please financially protect homeowners renting rooms out



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform		
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: RITU NANOS		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 1:14 PM
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I support this bill!



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform		
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: SHANE VON BEHREN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 12:42 PM
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Short-term rentals:

Support local families and homeowners

Provide jobs for cleaners, contractors, and service workers

Drive tourism and support local businesses

Help keep Kansas City vibrant and economically strong



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform			
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: SHARON D COLEMAN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 11:08 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: SHAWN MCGOWEN		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/10/2026 12:27 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

I strongly support this!



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform			
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: SHAWNA MCLALLEN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written		SUBMIT DATE: 2/8/2026 7:40 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

I support this bill!



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform			
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: SUSAN BROWN		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: 2/10/2026 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 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: TYANN MARCINK		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 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 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: JORGEN SCHLEMEIER		PHONE NUMBER: 573-634-4876
REPRESENTING: MISSOURI HOTEL AND LODGING ASSOCIATION		TITLE:
ADDRESS: 213 EAST CAPITOL AVENUE		
CITY: JEFFERSON CITY		STATE: MO
		ZIP: 65101
EMAIL:	ATTENDANCE:	SUBMIT DATE: 2/10/2026 12:00 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		



MISSOURI HOUSE OF REPRESENTATIVES
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COMMITTEE: Special Committee on Property Tax Reform			
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: SARAH BERRY		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/6/2026 1:31 PM	
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.			

House Bill 1768 should be rejected in its entirety.

It is not a clarification bill. It is a deliberate reclassification scheme designed to subsidize short-term rental commerce while shifting the resulting tax burden onto other property owners through levy adjustments.

This bill violates the Missouri Constitution, the Hancock Amendment, and basic principles of uniform taxation.

1. HB 1768 Reclassifies Commercial Lodging as Residential Property by Legislative Fiat

HB 1768 mandates that:

“A single-family home... leased for a term of less than thirty consecutive days... shall be classified only as residential property.”

This is not a factual classification. It is a political classification.

Short-term rentals are:

Revenue-generating lodging operations

Subject to state sales tax as transient accommodations

Functionally indistinguishable from hotels, motels, and other commercial lodging

Yet HB 1768 forces these properties into the lowest assessment class, regardless of their actual economic use.

Missouri law has never allowed the General Assembly to redefine commercial activity out of existence simply by changing labels.

2. The Bill Explicitly Authorizes Hancock-Prohibited Tax Shifts

HB 1768 openly acknowledges that its reclassification will cause revenue loss, then authorizes taxing districts to:

“adjust its operating levy to recoup any loss of property tax revenue”

This is a direct end-run around the Hancock Amendment.

**The Missouri Constitution does not allow:
Reclassifying property to lower its tax burden and
Increasing levies elsewhere to “recoup” the loss
without voter approval.**

Calling this “recoupment” does not change the constitutional reality: someone else pays more.

3. HB 1768 Creates Unequal Taxation and Invites Litigation

Under HB 1768:

A hotel room is taxed as commercial

A bed-and-breakfast is residential only if owner-occupied

A short-term rental operated by an LLC for profit is statutorily “residential”

This is unequal treatment of similarly situated property, prohibited by the Missouri Constitution. Hotels, long-term landlords, and mixed-use property owners will have standing to challenge this scheme, and local governments will be left defending an indefensible statute — on the taxpayer’s dime.

4. The Bill Expands Assessor Discretion While Increasing Financial Stakes

HB 1768 relies on assessors to determine:

“Immediate most suitable economic use”

Mixed-use allocation

Classification in ambiguous scenarios

At the same time, it creates strong incentives to litigate classification, because the tax consequences are significant.

This combination guarantees:

Inconsistent county-to-county application

Appeals overload

Increased administrative and legal costs

The legislature should not be creating structural ambiguity in tax law while simultaneously authorizing revenue recovery through levy manipulation.

5. This Is Not Tax Relief — It Is a Forced Redistribution

HB 1768 does not reduce taxes statewide.

It:

Lowers taxes for short-term rental operators

Forces levy increases to make budgets whole

Shifts the burden to permanent residents, small businesses, and non-favored property classes

That is not relief. That is redistribution without consent.

CONCLUSION

HB 1768:

Redefines commercial lodging as residential property

Authorizes levy increases to offset lost revenue

Violates the Hancock Amendment

Creates unequal taxation based on statutory labels

Exposes counties and cities to litigation

If the General Assembly wishes to subsidize short-term rentals, it must do so openly, honestly, and

with voter approval — not through classification tricks that undermine Missouri’s constitutional tax protections.

HB 1768 should be voted down.

CONSTITUTIONAL & LEGAL FOOTNOTES

¹ Missouri Constitution, Article X, Section 4(b)

Establishes distinct property tax classes and requires rational, uniform classification.

² Missouri Constitution, Article X, Section 22(a) (Hancock Amendment)

Prohibits any increase in the tax burden of citizens without voter approval, including indirect increases.

³ Missouri Constitution, Article X, Section 22(b)

Requires voter approval for tax rate increases beyond Hancock limits.

⁴ Missouri Constitution, Article I, Section 2

Guarantees equal protection and uniform operation of laws.

⁵ Keller v. Marion County Ambulance District, 820 S.W.2d 301 (Mo. banc 1991)

Hancock applies based on practical effect, not statutory labels.

⁶ Beatty v. Metropolitan St. Louis Sewer District, 700 S.W.2d 831 (Mo. banc 1985)

Government may not evade Hancock through indirect fiscal mechanisms.

⁷ Ring v. Metropolitan St. Louis Sewer District, 969 S.W.2d 716 (Mo. banc 1998)

Courts look to substance over form when evaluating tax burdens.

⁸ Missouri Revised Statutes § 144.020.1(6)

Defines transient lodging subject to sales tax — relevant to economic-use analysis.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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: SARAH R CETI		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:	STATE:	ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 9:00 AM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

Testimony in Opposition to Missouri HB 1768

House Committee on Emerging Issues

Re: HB 1768 - Classification of Certain Residential Real Property

Chairman and Members of the Committee,

My name is Sarah Ceti. I am a taxpaying constituent in St. Louis City, where I operate a two-bedroom guesthouse in the 120-year-old two-family home I am working to purchase. I am here today to urge you to oppose HB 1768, which would reclassify short-term rental properties as commercial real estate and subject them to significantly higher property tax rates.

My Story

I am a single mother to a high-needs child who requires treatments not covered by any insurance, and I receive no additional financial support and require flexible work to be able to care for my child. My short-term rental business, which I have operated for three years with a five-star rating and over 100 guests, is my primary source of income. Despite this track record, I earn approximately \$30,000 annually before taxes—barely enough to cover rent (soon to be mortgage payments), the existing occupancy and tourism taxes required for short-term rentals, and basic living expenses. I am not profiting. I am surviving.

This guesthouse allows me to provide for my child, maintain our home, and serve my community. My guests include out-of-town visitors who support local businesses, families needing temporary accommodations near hospitals, individuals recovering from surgery, and even domestic violence survivors needing a safe, private refuge. I also run a nonprofit from my home providing sliding-scale childcare for vulnerable families.

Why HB 1768 is Unjust and Counterproductive

This bill imposes a punitive, disproportionate tax burden on small operators like myself. Reclassifying owner-occupied or small-scale short-term rentals as commercial property would impose the same tax rate on a modest guesthouse as on a Walmart or shopping center. This is fundamentally unfair. My property remains residential in character, use, and impact. I live here. My family lives here. We are not a hotel.

Legal precedent from other states demonstrates that such classifications are unconstitutional and fail rational basis review. Consider the following successful challenges:

Tennessee - Bergman v. Metropolitan Government of Nashville (2019)

In this case, Davidson County Chancery Court struck down Metro Nashville's attempt to tax short-term rentals at commercial rates. The court found that the classification violated the Tennessee Constitution's uniformity clause, which requires that properties be taxed equally within their class. The court ruled that short-term rentals are fundamentally residential in character and that singling them out for commercial taxation was arbitrary and lacked a rational basis. The decision emphasized that tax

classifications must be based on actual property use and characteristics, not simply on how owners choose to monetize their property.

California - Constitutional Uniformity Requirements

California courts have long held that property tax classifications must be based on the actual use and character of the property, not the business conducted on it. In multiple cases, California has rejected attempts to reclassify residential properties based solely on rental duration. The California Constitution requires that all property of the same class be taxed uniformly, and residential property that retains its residential character cannot be arbitrarily reclassified as commercial simply because it is rented for shorter periods.

Oregon - 003 Ventures, LLC v. Department of Revenue (Oregon Tax Court)

Oregon's Tax Court has consistently held that property classification must be based on physical characteristics and actual use, not business model. The court rejected attempts to impose commercial assessments on residential properties used for short-term rentals, finding that residential structures used for residential purposes—even if rented nightly—remain residential property for tax purposes.

Common Constitutional and Legal Principles

These successful challenges share several key principles:

Uniformity Requirements: State constitutions typically require uniform taxation within property classes. Singling out short-term rentals for commercial rates while traditional long-term rentals remain residential violates this principle.

Rational Basis: Tax classifications must have a rational relationship to a legitimate government purpose. Courts have found that reclassifying residential properties as commercial based solely on rental duration fails this test, as the physical property and its impact on infrastructure remain identical.

Equal Protection: Treating identical residential properties differently based solely on rental duration lacks a constitutional basis and violates equal protection principles.

Arbitrary Classification: Courts have rejected the argument that rental duration alone justifies a different tax classification, finding such distinctions arbitrary when the property's physical character and residential use remain unchanged.

The Real-World Impact

HB 1768 will not address housing affordability—it will simply eliminate small business owners. Studies from cities that have implemented similar measures show that punitive taxation drives small, owner-occupied hosts out of the market while large corporate operators with deeper pockets continue. In San Francisco, after implementing restrictive short-term rental policies, over 50% of small hosts left the platform, while corporate operators consolidated market share.

Missouri benefits substantially from small short-term rental hosts. We collect and remit occupancy taxes, tourism taxes, and sales taxes. Our guests support local restaurants, shops, and attractions. According to a 2023 study by the Missouri Division of Tourism, short-term rental guests spend an average of \$144 per day in local communities beyond their accommodation costs. Driving us out of business eliminates this economic activity.

The bill lacks any exemption for small, owner-occupied operations. This is a critical flaw. Many states that regulate short-term rentals distinguish between large corporate operators and individuals like myself who live in and operate small guesthouses. HB 1768 makes no such distinction, treating a single mother operating a two-bedroom guesthouse exactly the same as a corporation operating dozens of investment properties.

What This Bill Would Mean for Me

If HB 1768 passes without exemptions for small owner-occupied operations, I will be forced to shut down. I cannot afford commercial property tax rates on top of existing occupancy taxes, licensing fees, and increased insurance costs. Closing my guesthouse means:

Losing my primary source of income

Losing my ability to purchase the home I have been working toward

Losing my ability to provide for my child's medical needs

Losing my ability to serve domestic violence survivors and community members in need

Losing my ability to contribute to St. Louis's tourism economy

Moreover, I cannot simply "put up a sign" and operate as a traditional commercial business. Short-term rentals require privacy and security for both guests and residents. The nature of this business is

fundamentally different from commercial retail or hospitality.

Recommendations

I urge this committee to:

Oppose HB 1768 as currently written, as it violates constitutional uniformity principles and will face legal challenges based on successful precedents from other states.

If the legislature insists on addressing short-term rentals through taxation, create a tiered system that distinguishes between large corporate operators and small owner-occupied businesses, with exemptions for hosts who:

Live on the property

Rent only a portion of their primary residence

Operate below a certain income threshold

Host fewer than a specified number of guests annually

Study the economic impact of short-term rentals on Missouri communities before implementing punitive taxation that may harm local economies and small business owners.

Consider the constitutional vulnerability of this approach based on successful legal challenges in Tennessee, California, Oregon, and other jurisdictions.

Conclusion

I am not a corporation. I am not an investor buying up housing stock. I am a single mother running a small business from my home, serving my community, and trying to survive. HB 1768 treats me like a commercial enterprise when I am simply trying to keep a roof over my child's head.

This bill is bad policy, constitutionally questionable, and will hurt the very people Missouri should be supporting—small business owners, working families, and entrepreneurs. Other states have recognized this and struck down similar measures. Missouri should learn from their experience.

I respectfully ask you to oppose HB 1768.

Thank you for your time and consideration.

Sarah Ceti

St. Louis City, Missouri



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
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:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 5:09 PM
THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.		

My husband and I are against this bill.



MISSOURI HOUSE OF REPRESENTATIVES
WITNESS APPEARANCE FORM

BILL NUMBER: HB 1768		DATE: 2/10/2026
COMMITTEE: Special Committee on Property Tax Reform		
TESTIFYING: <input type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input checked="" type="checkbox"/> FOR INFORMATIONAL PURPOSES		
WITNESS NAME		
INDIVIDUAL:		
WITNESS NAME: JOHN AMATO		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE: ZIP:
EMAIL:	ATTENDANCE: Written	SUBMIT DATE: 2/9/2026 5:59 PM

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

I absolutely believe short term rentals should be classified as commercial properties and taxed as such. Don't be fooled by testimonials where they claim they also live there much of the time as owners. It's false. They are in it to the max as businesses and they don't sacrifice income by using it for themselves. Plus, what do they call short term? Believe me, where I live at Innsbrook, these rental folks try to rent out as many nights as possible. You should see the texts that fly back and forth amongst these owners and the groups they've formed. They are commercial businesses through and through and should be taxed as such. Don't let the great many of us down!! Thank you for your consideration!! They are mobilizing a campaign to send in you their own appeal. Don't be fooled.