



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2060</b>		DATE: <b>2/10/2026</b>
COMMITTEE: <b>Special Committee on Property Tax Reform</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>ADAM WHITSETT</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 8:26 PM</b>

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

I strongly support HB 2060. 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 2060 provides needed clarity and protection for families like mine.



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>ALISON AICARD</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 2:27 PM</b>
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**I support this bill**



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



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>ARNIE C. AC "HONEST ABE" DIENOFF</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>2/10/2026 12:00 AM</b>	
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>BAXTER COBLE</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 12:07 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

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

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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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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>CAROL PAYSINGER RILEY</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 8:09 PM</b>	
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I am in support of this bill because it is just and fair.



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



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

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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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>DANIELE SADRES</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 7:21 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**I support this bill**



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>ERIKA RUSSINA</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 6:00 PM</b>
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**I support this bill which prevents my home from unfairly being classified as commercial. My family uses the home a bulk of the time, but the STR supports local jobs and tourism when rented to families who use it as a home.**



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



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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>GLEN AURINGER</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/9/2026 11:20 PM</b>
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**Wat it will do is take jobs away and the filling of being at home when they stay**



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>HARMONY BROWN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 8:25 PM</b>
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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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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>HEATHER ANN MEYER</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/10/2026 9:43 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

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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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>IRVYNG HORTON</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/9/2026 12:33 PM</b>
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JACKIE MACGIRVIN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 6:20 PM</b>

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**Please do not penalize people trying to make more money by renting their homes.**



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



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JANE A SAARI</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 7:02 PM</b>
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**I support htis bill**



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<b>WITNESS NAME</b>		
<b>REGISTERED LOBBYIST:</b>		
WITNESS NAME: <b>JARED HANKINSON</b>		PHONE NUMBER: <b>573-634-3511</b>
REPRESENTING: <b>MISSOURI CHAMBER OF COMMERCE &amp; INDUSTRY</b>		TITLE:
ADDRESS: <b>PO BOX 149</b>		
CITY: <b>JEFFERSON CITY</b>		STATE: <b>MO</b>
		ZIP: <b>65102</b>
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>2/10/2026 12:00 AM</b>
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JEAN VAN BOOVEN-SHOOK</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 11:39 PM</b>
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>JESSICA ORF</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/10/2026 1:39 PM</b>	
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>KARA KNISELY</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 7:55 AM</b>
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**I support this bill.**



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>LAURA WILLIAMS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>2/10/2026 12:00 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2060</b>		DATE: <b>2/10/2026</b>	
COMMITTEE: <b>Special Committee on Property Tax Reform</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>LINA TEGLO</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/9/2026 4:58 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
**WITNESS APPEARANCE FORM**

BILL NUMBER: <b>HB 2060</b>		DATE: <b>2/10/2026</b>	
COMMITTEE: <b>Special Committee on Property Tax Reform</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>MARY RODERMAN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/10/2026 8:59 AM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

**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  
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COMMITTEE: <b>Special Committee on Property Tax Reform</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>NESHAЕ WELLS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:                  ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 12:47 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

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  
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COMMITTEE: <b>Special Committee on Property Tax Reform</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>NICHOLAS TODD</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 7:22 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

**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: <b>Special Committee on Property Tax Reform</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>PHIL ZEHMS</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/10/2026 6:57 AM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**Residential by Design and Law**

Homes used as STRs cannot host events, operate restaurants or retail, install commercial signage, or be sold as hotel properties. Reclassification based on rental length sets a dangerous precedent for long term rental housing and home-based businesses.

**Arbitrary and Unequal Tax Treatment**

Identical homes can face vastly different tax bills. Long-term rentals remain residential despite producing income. Not all STRs can be identified in a jurisdiction resulting in unequal treatment.



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>RACHEL TODD</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/8/2026 7:20 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

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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<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>RICK MARESCO</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/9/2026 6:35 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b> Please financially protect homeowners renting rooms out			



MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>Special Committee on Property Tax Reform</b>			
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>RITU NANOS</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 1:14 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

**I support this bill!**



MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>Special Committee on Property Tax Reform</b>		
<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>SHANE VON BEHREN</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 12:42 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**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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<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SHARON D COLEMAN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/9/2026 11:08 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>TESTIFYING:</b> <input checked="" type="checkbox"/> IN SUPPORT OF <input type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SHAWN MCGOWEN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/10/2026 12:27 PM</b>	
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>			

**I strongly support these bill!**



MISSOURI HOUSE OF REPRESENTATIVES  
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COMMITTEE: <b>Special Committee on Property Tax Reform</b>			
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SHAWNA MCLALLEN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>		SUBMIT DATE: <b>2/8/2026 7:40 PM</b>
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**I support this bill**



MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SUSAN BROWN</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE:		SUBMIT DATE: <b>2/10/2026 12:00 AM</b>
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MISSOURI HOUSE OF REPRESENTATIVES  
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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>TYANN MARCINK</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE:	SUBMIT DATE: <b>2/10/2026 12:00 AM</b>
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MISSOURI HOUSE OF REPRESENTATIVES  
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<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES			
<b>WITNESS NAME</b>			
<b>INDIVIDUAL:</b>			
WITNESS NAME: <b>SARAH BERRY</b>		PHONE NUMBER:	
BUSINESS/ORGANIZATION NAME:		TITLE:	
ADDRESS:			
CITY:		STATE:	ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/6/2026 1:25 PM</b>	

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House Bill 2060 is a structural tax manipulation bill disguised as a “classification clarification.”

In reality, it expands residential classification to cover short-term rental activity while simultaneously authorizing taxing districts to recoup lost revenue through levy adjustments, directly undermining the Missouri Constitution’s tax-limitation protections.

This bill should not advance.

**1. HB 2060 Reclassifies Taxable Commercial Activity as Residential Property**

HB 2060 explicitly states:

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

This provision decouples tax classification from actual economic use. Short-term rentals generate commercial revenue, operate in competitive lodging markets, and impose infrastructure and regulatory burdens identical to hotels and transient housing — yet this bill forces them into the lower residential assessment class.

That is not neutral classification. It is preferential tax treatment.

**2. The Bill Authorizes Backdoor Tax Increases in Violation of Hancock**

Section 137.016(2) authorizes taxing districts to:

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

This is a textbook Hancock violation mechanism.

The Missouri Constitution forbids increasing the tax burden of citizens without voter approval, whether directly or indirectly. HB 2060 openly acknowledges revenue loss caused by reclassification — then authorizes levy adjustments to make taxpayers whole elsewhere.

That is a tax shift, not tax relief.

**3. HB 2060 Creates an Unequal and Arbitrary Tax System**

**Under this bill:**

**A hotel room is taxed as commercial property**

**A bed-and-breakfast is taxed as residential only if the owner lives there**

**A short-term rental generating daily lodging revenue is taxed as residential by statutory command**

**This classification scheme is economically irrational and legally unstable. Courts do not defer to labels when the actual use is commercial in nature, and Missouri precedent makes clear that substance controls over form.**

**HB 2060 invites equal-protection challenges from:**

**Hotels**

**Motels**

**Long-term landlords**

**Mixed-use property owners**

#### **4. The Bill Expands Assessor Discretion Without Guardrails**

**HB 2060 relies heavily on assessor determinations of:**

**“Immediate most suitable economic use”**

**Mixed-use allocation**

**Classification based on intent rather than revenue**

**This expands subjective discretion while simultaneously creating high-dollar classification incentives, increasing:**

**Assessment disputes**

**Appeals**

**Inconsistent county-to-county application**

**Litigation exposure**

**The legislature should not be manufacturing ambiguity in property taxation, especially when revenue recovery is explicitly authorized.**

#### **5. Counties, Cities, and Taxpayers Will All Pay the Price**

**The predictable result of HB 2060 is:**

**Revenue loss from reclassified short-term rentals**

**Levy increases to “recoup” that loss**

**Higher taxes on permanent residents and non-favored property classes**

**Increased litigation costs for local governments**

**This bill does not reduce taxes. It redistributes them, while pretending otherwise.**

#### **CONCLUSION**

**HB 2060:**

**Reclassifies commercial lodging as residential property**

**Authorizes levy increases to backfill lost revenue**

**Violates the spirit and letter of the Hancock Amendment**

**Creates unequal taxation based on statutory labeling**

**Expands assessor discretion without accountability**

**If the General Assembly intends to subsidize short-term rental activity, it should do so openly, with voter approval and fiscal transparency — not through classification games that shift the burden onto everyone else.**

**HB 2060 should be rejected.**

## **CONSTITUTIONAL & LEGAL FOOTNOTES**

**<sup>1</sup> Missouri Constitution, Article X, Section 4(b)**

**Establishes constitutionally distinct property classes and requires rational, uniform classification.**

**<sup>2</sup> Missouri Constitution, Article X, Section 22(a) (Hancock Amendment)**

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

**<sup>3</sup> Missouri Constitution, Article X, Section 22(b)**

**Requires voter approval for increases in tax rates beyond those authorized at the time of Hancock's adoption.**

**<sup>4</sup> Missouri Constitution, Article X, Section 23**

**Prohibits the state from imposing new or expanded activities on political subdivisions without state funding.**

**<sup>5</sup> Missouri Constitution, Article I, Section 2**

**Guarantees equal protection and uniform operation of the laws.**

**<sup>6</sup> Keller v. Marion County Ambulance District, 820 S.W.2d 301 (Mo. banc 1991)**

**Hancock applies based on practical effect, not legislative labels.**

**<sup>7</sup> Beatty v. Metropolitan St. Louis Sewer District, 700 S.W.2d 831 (Mo. banc 1985)**

**Government may not evade Hancock limitations through indirect fiscal mechanisms.**

**<sup>8</sup> Ring v. Metropolitan St. Louis Sewer District, 969 S.W.2d 716 (Mo. banc 1998)**

**Courts examine substance over form when determining tax burden increases.**

**? Missouri Revised Statutes § 144.020.1(6)**

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



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<b>TESTIFYING:</b> <input type="checkbox"/> IN SUPPORT OF <input checked="" type="checkbox"/> IN OPPOSITION TO <input type="checkbox"/> FOR INFORMATIONAL PURPOSES		
<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>TRACY JONES</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 5:09 PM</b>
<b>THE INFORMATION ON THIS FORM IS PUBLIC RECORD UNDER CHAPTER 610, RSMo.</b>		

**We are against this bill!**



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<b>WITNESS NAME</b>		
<b>INDIVIDUAL:</b>		
WITNESS NAME: <b>JOHN AMATO</b>		PHONE NUMBER:
BUSINESS/ORGANIZATION NAME:		TITLE:
ADDRESS:		
CITY:		STATE:      ZIP:
EMAIL:	ATTENDANCE: <b>Written</b>	SUBMIT DATE: <b>2/9/2026 5:59 PM</b>

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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.