

**ORDINANCE NO. 2499**

**AN ORDINANCE REGARDING RENTING RESIDENTIAL PROPERTY FOR A MINIMUM DURATION OF THIRTY DAYS, AMENDING SECTION 5-706 (LICENSE REQUIRED) OF ARTICLE 7 (RESIDENTIAL RENTAL PROPERTIES), CHAPTER V (BUSINESS REGULATIONS), OF THE CODE OF THE CITY OF PRAIRIE VILLAGE.**

**WHEREAS**, the City Council has considered the presence, benefits, and concerns regarding the use of rentals within the City, and has after consideration of the issues decided that rentals for a period of less than thirty (30) days should not be permitted under the City's rental licensing program; and

**WHEREAS**, the City seeks to set expectations and allow for increased notice concerning how it will enact a change that will prohibit rentals for a period of less than thirty (30) days; and

**WHEREAS**, the City desires to provide current rental license holders who might utilize their license for such rentals a substantial time period to be informed of the change, evaluate a change in the use or divestment of their property, and allow existing bookings currently set for the same time period to be honored.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRAIRIE VILLAGE, KANSAS THAT:**

**Section 1.** Section 5-706 of the Prairie Village Municipal Code will be deleted in its entirety and amended to read, effective November 1, 2025, as follows:

**5-706 – LICENSE REQUIRED.**

- (a) No residential structure used for rental purposes shall be occupied without the owner first making application to the city for the occupation license required herein and maintaining such license in force and effect. No residential structure may be occupied if the occupational license for the residential structure is revoked. The city clerk may declare a residential structure used for rental purposes to be uninhabitable if a valid occupational license for such structure is not in effect and, at the direction of the governing body, may commence civil actions to evict persons residing in such structures.
- (b) Minimum Duration Required. No person, firm or corporation shall lease or rent, or offer for lease or rent, a lot or any structure thereon (including without limitation a dwelling, garage, or pool house), or any portion of the same (e.g., a room or rooms within a dwelling) for a period of less than 30 days. Owners who are in violation of this section shall be punished by a fine of up to \$500.00. Each day that a violation continues shall constitute a separate offense. A license shall not be granted and may be suspended or revoked by the city clerk if the owner violates this subsection (b). The finality and potential appeal of such a denial, suspension, or revocation shall be governed by the procedure of Section 5-708(c).

**Section 2.** Section 5-706 of the Prairie Village Municipal Code, in existence as of and prior to the adoption of this ordinance, is repealed, effective on November 1, 2025.

Notwithstanding this future effective date, this ordinance shall take effect and be in force from and after its publication in the official city newspaper as provided by law.

**PASSED** by the City Council of the City of Prairie Village, Kansas on \_\_\_\_\_, 2024.

**APPROVED:**

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Eric Mikkelson, Mayor

**ATTEST:**

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Adam Geffert, City Clerk

**APPROVED AS TO LEGAL FORM:**

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Alex Aggen, City Attorney