

SESSION OF 2026

**SUPPLEMENTAL NOTE ON HOUSE BILL NO. 2481**

As Amended by House Committee of the Whole

**Brief\***

HB 2481, as amended, would prohibit any city, county, or unified government, or agency, department, or other division of a city, county, or unified government, from adopting, administering, or enforcing any ordinance, resolution, regulation, or other code or law that limits the number of permits issued or other municipal authorizations required by a municipality for the operation of short-term rentals or vacation units or properties during the period commencing on May 15, 2026, continuing through July 25, 2026. The bill would also make technical changes.

The bill would also require a municipality, during the period, to process and issue a response within 15 days to all completed applications to operate a short-term rental or vacation unit or property.

Failure to process and issue a response within 15 calendar days would be deemed as approval and no additional regulation or code requirement by the municipality as a condition of application approval would be permitted.

The bill would also define “short-term rental or vacation unit or property” and “transient guest.”

The bill would be in effect upon publication in the *Kansas Register*.

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\*Supplemental notes are prepared by the Legislative Research Department and do not express legislative intent. The supplemental note and fiscal note for this bill may be accessed on the Internet at <https://klrd.gov/>

## **Background**

The bill was introduced by Representative Reavis.

### ***House Committee on Commerce, Labor and Economic Development***

In the House Committee hearing, **proponent** testimony was provided by Representative Reavis and representatives of the Kansas Restaurant and Hospitality Association and the Travel Industry Association of Kansas. The proponents generally stated the bill would include short-term rentals, such as Airbnb, in the transient guest tax collections like other hotels and motels.

Written-only proponent testimony was provided by a representative of the Cities of Merriam, Mission, Roeland Park, and Westwood Hills, and a representative of Visit Overland Park.

Written-only **neutral** testimony was provided by a representative of the League of Kansas Municipalities.

No other testimony was provided.

The House Committee amended the bill to:

- Restore the transient guest tax definition of “hotel, motel or tourist court” to mean any structure or building having more than two bedrooms;
- Define “short-term rental or vacation unit or property;”
- Prohibit municipalities from administering, adopting, or enforcing any ordinance, resolution, regulation, or other code or law that limits the number of permits issued for the operation of short-term rentals or vacation units or properties during

the period of May 15, 2026, continuing through July 25, 2026;

- Require municipalities to process and issue a response to a completed application to operate a short-term rental or vacation unit or property within 15 calendar days;
- Deem failure by a municipality to process and issue a response to a short-term rental or vacation unit or property within 15 days of application submission to be approval by the municipality of the application; and
- Change the effective date to publication in the *Kansas Register*.

[*Note:* The Committee stated its intent is to facilitate short-term rentals during the 2026 World Cup.]

### **House Committee of the Whole**

The House Committee of the Whole amended the bill by defining “transient guest” as listed in the bill for the period from May 15, 2026, to July 25, 2026.

### **Fiscal Information**

According to the fiscal note prepared by the Division of the Budget on the bill, as introduced, the Department of Revenue estimates that the bill would increase state and local transient guest and retail sales taxes by unknown amounts beginning in FY 2027. The bill would make the rental of a one-bedroom accommodation by an accommodations broker subject to state and local sales tax as well as local transient guest tax. It is unknown how many one-bedroom accommodations are being made available for rent by an accommodation broker. According to the Department of Revenue, reissuing publications and revising forms would

cost \$1,340 from the State General Fund in FY 2027. Any fiscal effect associated with the bill is not reflected in *The FY 2027 Governor's Budget Report*.

The Kansas Association of Counties and the League of Kansas Municipalities indicate that the bill has the potential to increase the collection of local retail sales and transient guest taxes that are used in part to finance local governments. However, the Association and the League do not have a basis on which to estimate the amount of higher tax collections to make a precise estimate of the fiscal effect on local governments. Tax collections would likely vary by location.

Transient guest tax; hotel; tax; World Cup