



# Short-Term Rental Good Neighbor Guidelines

---

## Welcome to Mission!

Thank you for choosing our community for your stay. We're delighted to have you here and want to help make your visit enjoyable while preserving the peaceful atmosphere our residents cherish.

### **Being a Good Neighbor**

Your rental home is located in one of our cherished residential neighborhoods, known for their:

- Friendly community atmosphere
- Walkable access to parks and downtown
- Peaceful, charming environment

To help maintain these qualities, please follow these important guidelines during your stay.

### **Quick Reference Guide**

#### Quiet Hours

- Sunday-Thursday: 10:00 PM - 7:00 AM
- Friday-Saturday: 11:00 PM - 7:00 AM (8:00 AM on Sunday)

#### Key Rental Rules

- Minimum stay: 2 consecutive nights
- Maximum occupancy: 2 adults per bedroom (10 people total maximum)
- No events, parties, or gatherings with non-registered guests
- Quiet enjoyment of the property only

#### Parking Guidelines

- Use available street parking where permitted
- Don't block driveways or narrow streets
- No parking on grass (Section 425.100(B))
- No recreational vehicles
- Observe all posted parking signs
- Keep streets passable for emergency vehicles

#### Waste Management

- Place all trash in secured containers to prevent litter
- Recycling is encouraged
- Store containers in garage or alongside house
- For collection schedule: Call (913) 676-8360

## **Detailed Ordinance Information**

### Short-Term Rental Regulations (Section 675.080)

The short-term rental of a dwelling or dwelling unit is subject to:

- Minimum rental period of two (2) consecutive nights
- Prohibition of use as reception space, party space, meeting space, or similar events open to non-occupant guests
- Occupancy limits of two (2) adults per bedroom with a maximum of ten (10) individuals total
- Compliance with all Disturbing the Peace regulations
- Compliance with all Nuisance Party regulations
- Adherence to all municipal codes and laws of the county and state

### Disturbing the Peace (Section 215.111)

It is unlawful to:

- Create excessive, unnecessary, unreasonable, or unusually loud noise
- Cause noise that annoys, disturbs, injures, or endangers others' comfort, repose, health, peace, or safety
- Operate any electronic device, radio, television, musical instrument, phonograph, or sound-producing device that disturbs neighboring inhabitants
- Create noise louder than necessary for convenient hearing by voluntary listeners in the same room
- Host gatherings that create disturbing volumes of sound
- Remain at a gathering causing a disturbance (except to help abate it)

Police Officers may:

- Order immediate dispersal of groups creating disturbances
- Require owners/tenants to immediately abate disturbances

Prima Facie Violations occur when noise is plainly audible at:

- Adjacent property lines
- 50+ feet away in multiple-family dwellings During these hours:
  - 10:00 PM - 7:00 AM Sunday night through Friday morning
  - 11:00 PM - 7:00 AM Friday night
  - 11:00 PM - 8:00 AM Saturday night

### Nuisance Parties (Section 215.113)

A nuisance party occurs when a social gathering of five (5) or more people results in any of these activities at the site, on neighboring property, or on adjacent public streets:

- Unlawful sale, furnishing, possession, or consumption of alcoholic beverages
- Unlawful use or possession of marijuana or controlled substances
- Violations of peace disturbance regulations
- Assault and battery
- Property damage
- Littering
- Public urination or defecation
- Vehicle parking that blocks driveways or emergency vehicle access

- Conduct threatening injury to persons or property damage
- Trespassing on adjacent or adjoining property
- Indecent exposure
- Setting off fireworks
- Discharging firearms

## **Being a Considerate Neighbor**

Please be mindful of:

- Noise levels, especially outdoors
- Car door sounds and vehicle alerts
- Music volume
- Outdoor conversation volume
- Neighbor privacy and property
- Proper parking placement
- Trash and recycling containment
- Local quiet hours
- Group size limitations

Resources & Contact Information

- Emergency: Call 911
- City of Mission Website: [www.missionks.org](http://www.missionks.org)

Thank you for helping us maintain Mission's special community character. We hope you enjoy your stay!

*Note: This guide summarizes key regulations from Mission Municipal Code Sections 675.080, 215.111, and 215.113. Complete municipal codes and additional information can be found on our city website.*