



Agenda
Budget & Public Employees Committee
Meeting
St. Louis Board of Aldermen
Wednesday, February 4, 2026 - 10:00 AM
Kennedy Room

President Megan Green
Alderman Rasheen Aldridge, Chair
Alderman Michael Browning, Vice Chair
Committee Members:
Alderwoman Alisha Sonnier
Alderwoman Daniela Velazquez
Alderman Matt Devoti

Order of Business

I. Call to Order

II. Roll Call

III. Approval of Minutes

Approval of the minutes from Wednesday, January 28, 2026, committee meeting.

IV. Board Bills for Review

(The committee will discuss and take public comment on the following)

Board Bill Number 126

Introduced by Alderman Bret Narayan, President Megan E. Green An ordinance requiring all short-term rental operators to obtain a short-term rental business license; imposing a license fee of three percent of the rent charged for each short-term rental, to be paid quarterly; authorizing the License Collector to collect such license fee on behalf of the City of St. Louis and to administer and enforce the license requirement; designating the uses of license fee revenue; directing the Comptroller to establish an account to be known as the Affordable Housing-License Fee Fund; and containing a severability and emergency clause.

V. Resolutions for Review

None

VI. Committee Discussions

None

VII. Acknowledgment of Any Written Testimony

VIII. Announcements

IX. Excused Members

X. Adjournment



**Minutes
Budget & Public Employees Regular Committee
Wednesday, January 28, 2026
6:00 PM
Webinar**

Minutes are preliminary and may change until finally approved

I. Call to Order

The Chair called the meeting to order at 6:04 pm.

II. Roll Call

The Chair directed the Associate Clerk to call the roll, and the following members answered with their names: Mr. Browning, Ms. Velazquez, Mr. Devoti, and Chair Aldridge. **4 members were present. A quorum was established.**

The following members joined the meeting while in progress, making a total of 6 members present: Ms. Sonnier and President Green.

III. Approval of Minutes

Approval of the minutes from Wednesday, January 14, 2026, committee meeting.

The Chair stated they would entertain a motion to approve the minutes of the Wednesday, January 14, 2026, committee meeting.

Mr. Browning moved to approve the minutes of the Wednesday, January 14, 2026, committee meeting.

Seconded by Mr. Devoti.

The Chair directed the Associate Clerk to call the roll on the motion to approve the minutes of the Wednesday, January 14, 2026, committee meeting.

The Associate clerk called the roll, and the following votes were recorded:
The following voted Aye: Mr. Browning, Ms. Velazquez, Mr. Devoti, Chair Aldridge, and President Green. **5 Ayes votes were cast.**

The following voted No:
None

The following abstained:
None

The following were present but did not vote:
Ms. Sonnier

A total of 5 votes were cast. The motion carried.

IV. Board Bills for Review

None

V. Resolutions for Review

None

VI. Committee Discussions

(The committee will discuss and take public comment on the following)

Discussion Item Number 1

Rams Settlement Interest Monies

The committee will discuss the use of Rams Settlement Funds and interest monies.

The Chair recognized Julian Nicks, Chief Recovery and Neighborhood Transformation Officer, Mayor's Office.

Mr. Nicks presented a PowerPoint Presentation with Jim Hill, Chief Financial Recovery Officer for the Mayor's Office, Jennifer Brinkman, Tornado Recovery Advisory Committee, and Laura Ginn, STL Strategist. The presentation outlined and gave an update on the recovery office strategic plan, recovered residents' winter updates, and repaired properties, such as demolition debris and repairs. It also outlined the resource plans for funding updates, the reminders, and the next steps toward recovery.

After no further discussion, the Chair opened the discussion up to members of the public for public testimony.

Members of the public gave testimony and made comments on the Rams Settlement Funds and interest monies.

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| 1. Cami Thomas, 14th ward | 12. Melanie RMarie, Action St. Louis |
| 2. Eddie Cox, 6th ward | 13. Gwendolyn Cogshell, 10th ward |
| 3. Adrian Gomez, Eureka | 14. Danya Gerasimova, 7th ward |
| 4. Erin Monahan, 7th ward | 15. Cynthia Jordan, Creve Coeur |
| 5. Dana Backues, 4th ward | 16. Steve Markley, 3rd ward |
| 6. Jonah Lynd-Porter, 8th ward | 17. Heather Hagenan, |
| 7. Rosa Parks, 6th ward | 18. L. J. Punch, 314 Oasis |
| 8. Ryan Dieboll, Woodson Parish County | 19. Shawn Carter, 13th ward |
| 9. Michael Mclemore, 12th ward | 20. Addie Gray, 6th ward |
| 10. Molly Metzger, 4th ward | 21. Keniesha Scott, 11th ward |
| 11. Christopher Sudik, North Woods | 22. Aminhan Lobster 3rd Ward |

Hearing no further testimony from members of the public, the Chair opened the discussion up to members of the committee for questions and comments.

Members of the committee asked questions and made comments.

After no further questions or comments from members of the committee, the Chair thanked everyone for attending the meeting.

VII. Acknowledgment of Any Written Testimony

None

VIII. Announcements

The Chair announced that the following Budget and Public Employee meeting will be on Wednesday, February 25, 2026, at 6:00 pm. in the Kennedy Room or via webinar, depending on the weather.

IX. Excused Members

All members were present.

X. Adjournment

Having no other business to discuss, the Chair entertained a motion to adjourn the meeting.

Mr. Browning moved to adjourn the meeting.

Seconded by President Green.

The motion was carried by unanimous consent.

The meeting adjourned at 10:00 pm.

Summary
Board Bill Number 126
Introduced by Alderman Bret Narayan
January 9, 2026

An ordinance requiring all short term rental operators to obtain a short term rental business license; imposing a license fee of three percent of the rent charged for each short term rental, to be paid quarterly; authorizing the License Collector to collect such license fee on behalf of the City of St. Louis and to administer and enforce the license requirement; designating the uses of license fee revenue; directing the Comptroller to establish an account to be known as the Affordable Housing-License Fee Fund; and containing a severability and emergency clause.

**BOARD BILL NUMBER 126 INTRODUCED BY ALDERMAN BRET NARAYAN
CO-SPONSORS: PRESIDENT MEGAN E. GREEN**

An ordinance requiring all short term rental operators to obtain a short term rental business license; imposing a license fee of three percent of the rent charged for each short term rental, to be paid quarterly; authorizing the License Collector to collect such license fee on behalf of the City of St. Louis and to administer and enforce the license requirement; designating the uses of license fee revenue; directing the Comptroller to establish an account to be known as the Affordable Housing-License Fee Fund ; and containing a severability clause.

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Definitions

The following terms shall have the definitions specified below for the purposes of this ordinance:

City shall mean the City of St. Louis, Missouri.

License fee shall mean the short-term rental business license fee imposed under this ordinance.

Rent shall mean the base nightly rate charged by a short-term rental operator prior to the application of any additional fees, surcharges, or taxes imposed by the operator, the hosting platform, or any state or local law.

Proposition S means the ballot measure approved by qualified voters in November 2024 authorizing the imposition of a three percent fee on the nightly rates for short-term rentals.

Short -term rental is a lodging use, that is not a hotel or motel, RV park or campground, any type of institutional dwelling, time share property, or bed and breakfast. "Short-term rental" means a rental of any dwelling unit, in whole or in part, within the City of St. Louis, to any person(s) for transient use, other than (1) in a permitted bed and breakfast; (2) ongoing month

1 to month tenancy for the same dwelling; or (3) home exchange for which there is no
2 payment. "Short-term rental" allows residential occupancy of the rented dwelling for a term
3 of thirty (30) days or less, and requires that the short-term rental use is permitted to operate
4 pursuant to Ordinance 71729 or any such successor ordinance requirements.

5 ***Short-term rental operator*** means the person or entity who offers and/or operates a short-
6 term rental. So long as Ordinance 71729 or a successor ordinance requires a permit to
7 maintain a short-term rental, the person required to maintain a short-term rental permit shall
8 be deemed the short-term rental operator of such short-term rental for the purposes of this
9 ordinance.

10 ***Short-term rental platform*** shall mean a website or internet application where personal rental
11 properties are listed for rent by someone other than the property owner.

12 ***Short-term rental unit*** means a dwelling unit, in whole or in part, used as a short-term
13 rental.

14 **SECTION TWO. Short-Term Rental Business License**

15 Thereby is hereby imposed a short-term rental business license requirement for all short-term
16 rental operators within the City of St. Louis. Beginning sixty days after the effective date of
17 this ordinance, no short-term rental operator shall offer or operate a short-term rental in the
18 City without a current short-term rental business license. This requirement does not remove
19 or replace the requirement for any other business license, permit, or registration, including
20 home occupation registration, where such requirement is applicable.

21 **SECTION THREE. License Fee**

22 The qualified voters of the City of St. Louis having approved Proposition S, a license fee is
23 imposed in an amount of three percent (3%) of the rent as defined herein, for each short-term

1 rental. The fee is imposed on the licensee, which is the short-term rental operator. The
2 License Collector is authorized to enter into voluntary collection agreements with short-term
3 rental platforms to facilitate the remittance of license fees consistent with this ordinance.

4 Collection by a short-term rental platform shall be entirely voluntary, and unless a voluntary
5 collection agreement is currently in effect between a short-term rental platform and the
6 License Collector's Office of the City of St. Louis, the sole responsibility for collecting and
7 remitting the license fee shall remain with the short-term rental operator as defined herein.

8 **SECTION FOUR. Administration and Enforcement**

9 The License Collector for the City of St. Louis is authorized to administer and enforce the
10 provisions of this section. The License Collector is authorized to adopt rules and regulations
11 for the administration of the license fee requirement consistent with this ordinance. Short
12 term rental operators shall apply for the short-term rental business license through the Office
13 of the License Collector. One license shall be required of a short-term rental operator who
14 offers one or more short term rental units within City limits, but the license fee shall be
15 applicable to all rents for all the short-term rental units operated by a short-term rental
16 operator. The license application process shall be uniform. The License Collector shall
17 create and publish a reporting form that shall be available on the License Collector's
18 webpage on the City website. The application shall require the applicant to identify the
19 location of all of the short-term rental units in the City offered by the short-term rental
20 operator. The application shall condition the continuation of the license on true and accurate
21 reports by the short-term rental operator of rents. No license hereunder shall be issued or
22 renewed unless the applicant is current with all tax liability to the City.

23 **SECTION FIVE. Uses of License Fee revenues**

On behalf of the City of St. Louis, the License Collector shall collect the license fee imposed by this ordinance and shall deposit such revenue with the City Treasurer within 60 days of the preceding quarter. Such license fee revenue shall be used as follows:

A. Seventy-five percent (75%) of such license fee revenue shall be deposited in an account to be created and maintained by the Comptroller known as the Affordable Housing-License Fee Fund to be appropriated in the annual budget or from time to time to (1) the Affordable Housing Commission for the purpose of developing and preserving affordable housing in the City and (2) the Department of Human Services for the Housing Eviction Law Program.

B. Twenty-five percent (25%) of such license fee revenue shall be deposited on a quarterly basis into the Impacted Tenants Fund created by Ordinance 71840, as amended by Ordinance 72002.

SECTION SIX. Due Date of Returns

The license fee shall be payable on quarterly calendar intervals for the preceding quarter as shown in the table below. The returns shall report the total number of nights that a short-term rental operator rented the short-term rental within the preceding three-month period and the rent for such short-term rentals. All reports must be submitted in the form prescribed by the License Collector and must include such additional information as the License Collector deems necessary to verify compliance.

Date License Fee/Return Due	Period Covered
April 30	January 1 through March 31
July 31	April 1 through June 30
October 31	July 1 through September 30

January 31	October 1 through December 31
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The License Collector or the License Collector's authorized representative shall have the right at all reasonable times during business hours to examine the books and records of the operator or booking service provider as may be necessary to determine the correctness of the license fee returns.

SECTION SEVEN. Penalty

Every short-term rental operator in violation of this ordinance shall be punished by a fine of not less than \$250 nor more than \$500 or by imprisonment for not more than ninety days or by both fine and imprisonment. Each day that any violation shall continue shall constitute a separate offense. In the event that a short-term rental platform has contracted with the License Collector's Office for the purposes of collection and remittance of the license fee, a short-term rental operator shall not be subject to the penalties described in this section for the Short-Term Rental Platforms' failure to timely remit such fee to the city. Such penalties for short-term rental platform shall be prescribed within any voluntary collection agreement.

SECTION EIGHT. Severability Clause

It is hereby declared to be the intention of the Board of Aldermen that each and every part, section, and subsection of this ordinance shall be separate and severable from each and every other part, section, and subsection hereof, and that the Board of Aldermen intends to adopt each said part, section and subsection separately and independently of any other part, section and subsection. In the event that any part, section or subsection of this Ordinance shall be determined by a court of competent jurisdiction to be or to have been unlawful or unconstitutional, the remaining parts, sections and subsections shall be and remain in full force and effect, unless the

1 court making such finding shall determine that the valid portions standing alone are incomplete
2 and are incapable of being executed in accord with the legislative intent.

3 **SECTION NINE. Emergency Clause**

4 This being an ordinance for the preservation of the public peace, health and safety, it is hereby
5 declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of
6 the Charter of the City of St. Louis, and therefore, this ordinance shall become effective
7 immediately upon its passage and approval by the Mayor.