

**AN ORDINANCE AMENDING THE BRANSON MUNICIPAL CODE FOR SHORT-TERM RENTAL REGULATIONS IN CHAPTER 18 – BUILDINGS AND BUILDING REGULATIONS REGARDING SECTIONS 18-27 SUBSECTIONS 903 AND 907 PERTAINING TO THE REQUIREMENTS FOR SPRINKLER AND ALARM SYSTEMS; IN CHAPTER 42 – FIRE PREVENTION AND PROTECTION REGARDING SECTION 42-55, SUBSECTIONS 903 AND 907 PERTAINING TO THE INTERNATIONAL FIRE CODE TO REMOVE THE PARKING MAP REQUIREMENT; AND IN CHAPTER 90 – UTILITIES REGARDING SECTION 90-81 PERTAINING TO SYSTEM CONNECTION CHARGES TO CHANGE THE TERM NIGHTLY TO SHORT-TERM.**

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**WHEREAS**, the Board of Aldermen is authorized by Section 79.110 of the Revised Statutes of Missouri to enact ordinances expedient for the good government of the City of Branson and to benefit the trade, commerce, and health of the Branson residents; and

**WHEREAS**, the Board of Aldermen is authorized by Section 79.450, RSMo. to make all ordinances, not inconsistent with the laws of the state, expedient for maintaining the peace, good government, and welfare of the City and its trade and commerce; and

**WHEREAS**, the Board of Aldermen want to allow short-term rentals to operate in the City in a manner that will be consistent with public health and safety and Code compliance; and

**WHEREAS**, the Board of Aldermen also want to change our Building Code, Chapter 18, to effectuate the newly created exemption allowing existing detached one-family homes, detached two-family homes, and townhouses to convert to short term rental without requiring the installation of Automatic Sprinkler Systems and Fire Alarm Systems; and

**WHEREAS**, the Board of Aldermen desires to allow existing detached one-family homes, detached two-family homes, and townhouses to change to International Fire Code R-1 use group without requiring the installation of Automatic Sprinkler Systems and Fire Alarm Systems as provided in the International Fire Code; and

**WHEREAS**, the Board of Aldermen passed Bill No. 6466, Ordinance No. 2024-0066 on July 23, 2024; and

**WHEREAS**, the Board of Aldermen have determined Chapter 18 should be amended to reflect the change to the International Fire Code; and

**WHEREAS**, the Board of Aldermen have determined Chapter 42 should be amended to remove the parking information requirement from the adopted modification to the International Fire Code; and

**WHEREAS**, the Board of Aldermen have determined Chapter 90 should be amended to correct the term nightly rental to reflect the new term of short-term rental.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF BRANSON, MISSOURI, AS FOLLOWS:**

- Section 1: It is the intention of the Board of Aldermen, and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Branson Municipal Code, and the sections of this ordinance may be renumbered to accomplish such intention.
- Section 2: That Chapter 18, *Buildings and Building Regulations*; Article II. – *Building Codes Code*; Sec. 18-27 *International Building Code*, Section (b) *Amendments* of the Branson Municipal Code is hereby amended to include the following:

**CHAPTER 18- BUILDINGS AND BUILDING REGULATIONS  
ARTICLE II – BUILDING CODES**

**Section 18-27 – International Building Code**

(b) *Amendments*. The code adopted by subsection (a) of this section is hereby amended by substituting the following sections or portions of sections for those sections or portions of sections with corresponding numbers of the International Building Code, 2018 edition, or where there is no corresponding section in the code, the following sections shall be enacted as additions to the code:

**903.2.8.5 Use Group Change Exemption: See Article III of Chapter 42, Fire Prevention and Protection of this Code.**

**907.2.8.4 Use Group Change Exemption: See Article III of Chapter 42, Fire Prevention and Protection of this Code.**

- Section 3: That Chapter 42, *Fire Prevention and Protection*; Article III. – *Fire Prevention Code*; Sec. 42-55. *International Fire Code adopted*; Section (b) *Amendments* of the Branson Municipal Code is hereby amended to include the following:

**CHAPTER 42 – FIRE PREVENTION AND PROTECTION  
ARTICLE III. – FIRE PREVENTION**

**Section 42-55. – International Fire Code adopted.**

(b) *Amendments*. The code adopted is hereby adopted by substituting the following sections or portions of sections for those sections or portions of sections with corresponding numbers of the International Fire Code, 2018, or where there is no corresponding section in the code the following sections shall be enacted as additions to the code:

*903.2.8.5 Use Group Change Exemption.* Existing detached one-family homes, detached two-family homes, and townhouses lawfully constructed prior to the adoption of this Ordinance (July 23, 2024) may be converted to Use Group R-1 (transient) as a licensed short-term rental without the requirement of an Automatic Sprinkler System as outlined in this Code when the following

conditions are met:

1. Emergency Plan posted at main entrance, must include the following:
  - 1.1. Statement: For Emergency Dial 9-1-1
  - 1.2. List 9-1-1 Address of the short-term rental
  - 1.3. Provide the actions to take in the event of a fire (Dial 9-1-1, Evacuate Building, Close Doors)
  - 1.4. Provide the allowed occupant load of the short-term rental
  - 1.5. Contact Information for property manager
  - 1.6. Floor Plan: Provide a floor plan depicting the exit routes and fire extinguisher locations
  - 1.7. A safety plan for hazardous weather
  - ~~1.8. A site plan indicating the location of parking available for guest use]~~
2. Occupied space egress is provided at grade (main floor and walk out basement).
3. Occupied square footage does not exceed 1,600 square feet.
4. Occupant load does not exceed eight.
5. Single station smoke alarms installed to applicable Code.
6. A fire extinguisher (minimum 2A10BC / 5 Pound ABC) mounted at each designated exit and each kitchen area.

*907.2.8.4 Use Group Change Exemption.* Existing detached one-family homes, detached two-family homes, and townhouses lawfully constructed prior to the adoption of this Ordinance (July 23, 2024) may be converted to Use Group R-1 (transient) as a licensed short-term rental without the requirement of a Fire Alarm System as outlined in this Code when the following conditions are met:

1. Emergency Plan posted at main entrance, must include the following:
  - 1.1. Statement: For Emergency Dial 9-1-1
  - 1.2. List 9-1-1 Address of the short-term rental
  - 1.3. Provide the actions to take in the event of a fire (Dial 9-1-1, Evacuate Building, Close Doors)
  - 1.4. Provide the allowed occupant load of the short-term ~~[R]~~rental.
  - 1.5. Contact Information for property manager
  - 1.6. Floor Plan: Provide a floor plan depicting the exit routes and fire extinguisher locations.
  - 1.7. A safety plan for hazardous weather
  - ~~1.8. A site plan indicating the location of parking available for guest use]~~
- ~~[1.]~~ 2. Occupied space egress is provided at grade (main floor and walk out basement).
- ~~[2.]~~ 3. Occupied square footage does not exceed 1,600 square feet.
- ~~[3.]~~ 4. Occupant load does not exceed eight.
- ~~[4.]~~ 5. Single station smoke alarms installed to applicable Code.

- [5-] **6.** A fire extinguisher (minimum 2A10BC / 5 Pound ABC) mounted at each designated exit and each kitchen area.

Section 4: That Chapter 90, *Utilities*; Article III. – *Sewers and Sewage Disposal*; Sec. 90-81. *System connection charges*; of the Branson Municipal Code is hereby amended to include the following:

**Section 90-81 System connection charges.**

A system connection charge (SCC) is a charge assessed to a customer as outlined in the city fee schedule for use of capacity in the city water or sewer system. All required system connection charges as described in the city fee schedule shall be based on the water meter size serving the property and the customer classification. Non-typical meter sizes not included in any classification shall be charged a system connection charge calculated for water or sewer using a weighting factor as provided in the city fee schedule.

- (1) *Use, recording and deposit of funds.* Funds collected in accordance with this section shall only be used for the specific purpose of water or sewer infrastructure construction, upgrades and expansions. The balance of funds shall be invested in accordance with state law to earn the maximum allowable interest.
- (2) *System connection charges assessed.* System connection charges for water or sewer shall be assessed when:
  - a. A new property connection is made to city water or sewer;
  - b. A property previously connected to city water or sewer requires an additional or larger water meter than previously required to accommodate demand; or
  - c. Use on a property previously connected to city water or sewer is changed to a higher classification requiring a higher system connection charge. Properties converting from residential to a ~~[nightly]~~ **short-term** rental will not be charged a new connection fee.
- (3) *Credits for properties with existing water or sewer service.* Credits shall be provided as follows:
  - a. Properties with existing city water or sewer connections will be provided a system connection charge credit based on the size of the existing water meter serving the property and the customer classification as described in this section or for an amount paid for a prior sewer capacity fee, whichever is greater.
  - b. The credit described in subsection (3) a of this section shall be subtracted from system connection charges assessed if an existing water meter is replaced with a larger size meter for a property previously connected to city water or sewer or if the use on a property previously connected to city water or sewer is changed to a higher classification requiring a higher system connection charge.

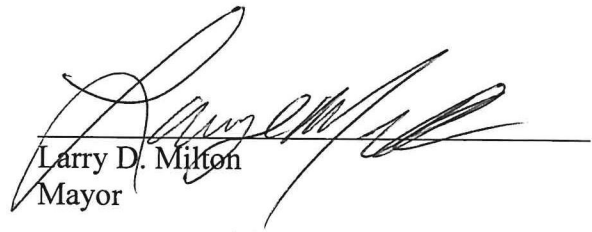
NOTE: LANGUAGE WHICH IS **BOLD, UNDERLINED** HAS BEEN ADDED; LANGUAGE WHICH IS [BRACKETED, STRICKEN] HAS BEEN REMOVED.

Section 5: That should any section, sentence or clause of this Ordinance be declared invalid or unconstitutional, such declaration shall not affect the validity of the remaining sections, sentences or clauses.


Section 6: That the City Clerk is authorized by this Ordinance to correct any scrivener's errors identified within this Ordinance.

Read, this first time on this 24<sup>th</sup> day of September, 2024.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of City of Branson, Missouri this 8<sup>th</sup> day of October, 2024.

  
Larry D. Milton  
Mayor

ATTEST:

  
Hillary Briand  
City Clerk

APPROVED AS TO FORM:

  
City Attorney