

Kansas City, Missouri

Tenure category	Homeless/ no fixed address								Mobile park tenant	Squatter (unregularized)	Squatter owner (regularized)	Public/cooperative housing tenant	Extended stay hotel resident	Student housing resident	Leasehold		Freehold	
	Living on street: no right	Living on street: basic right (N/A)	Staying in shelter (public, private, religious)	Living in car	Staying in public facility (prison, medical facility)	Staying in sobering house or domestic violence shelter	Veterans staying in tiny homes	Mobile home owner - no fixed location							Sub-lease holder	Head lease holder	Tenant	Owner - Group communal
Use	X		X	X	X	V	X	X	X	X	X	X	X	X	X	X	X	X
Occupy	X		X	X	X	V	X	X	X	X	X	X	X	X	X	X	X	X
Restrict others	X						X	X	X	X	X			X	X	X	X	X
Dispose, buy, transfer	X									X	X			X	X	X	X	X
Inherit	X									X	X			X	X	X	X	X
Develop/ improve	X				X		X			X	X		X	X	X	X	X	X
Cultivate/ produce	X				X	V	X			X	X		X	X	X	X	X	X
Sublet	X									X	X			X	X	X	X	X
Access services	X		X		X	V	X	X	X	X	X	X	X	X	X	X	X	X
Access formal credit	X									X	X			X	X	X	X	X
High level																		
Degree of security in practice (repeat for level of other rights, e.g. access to formal credit, investment in improvements, etc.)																		
Low level																		

- Notes**
- Unconditional right**
 - Conditional right*
 - Permanent right**
 - Temporary right*
 - Right can be change from temporary to permanent**
 - Right available to men only*
 - Right available to women only*
 - Right available equally to men and women*
 - Where the situation varies from one case to another*
- (1) Homeless people do not have a right to camp on the street in Kansas City (although this is not well enforced).
- (2) Staying in homeless shelters is subject to availability and entry restrictions (e.g. you may need to be sober, show an ID, etc.).
- (3) There are some free parking lots where one can stay overnight.
- (4) The stay in the prison/medical facility is of a fixed, and therefore at least theoretically temporary in most cases, nature.
- (5) Stays in sobering houses or domestic violence shelters are typically longer than stays in homeless shelters, i.e. at least a few weeks or months, and many of these facilities cater exclusively to women in Kansas City.
- (6) A community of tiny homes has been built in Kansas City for homeless veterans, who are allowed to stay there temporarily.
- (7) There are campgrounds where RV and other mobile home owners are allowed to stay temporarily for a nightly fee.
- (8) Mobile home park tenants have to be offered a lease of at least 12 months (but they can agree with the landlord on a shorter lease, if they prefer it), and the landlord must give 120 days' notice in the case of eviction. The lease is automatically renewed until one of the concerned parties gives notice. Tenants have to pay rent to occupy and use the land.
- (9) Squatters in Missouri have no rights to the land/property on which they are illegally squatting until they have been living there for 10 years. At that point, they can make an Adverse Possession claim and be granted ownership of the land and property on it if they: 1) have been maintaining the land as if it were theirs (gardening, putting up a fence, etc.); 2) have been living exclusively on that land; 3) have made their residency obvious (i.e. not hiding it); and 4) have a hostile claim.
- (10) Public housing residents do not own the land/property and simply rent the housing units, making it a temporary situation. In some cooperative housing cases, they may be allowed to sublet their flats/rooms.
- (11) Students sometimes have to be full-time students and pay for a university meal plan in order to qualify for student housing. They are sometimes allowed to temporarily modify their living space (e.g. paint it) if they obtain permission to do so.
- (12) Head lease holders in Missouri
- (13) The leasehold rights are subject to the conditions in the specific leasehold agreement.
- (14) 46% of Kansas City residents rent their homes, and 44% of these renters are cost burdened, i.e. they spend over 30% of their income on rent. Tenants may be allowed to sublet rooms/their entire living space to other people, based on the agreement with the landlord. Landlords can evict the tenants if they do not pay rent, but they have to go through a legal process and receive a court order for the eviction before they force the tenants out.
- (15) Group communal land can only be sold/transferred/inherited if the entire group agrees to this.