



World Cup Planning – Short Term Rentals

City Council Discussion
October 7, 2025



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Is there interest in temporarily amending Short Term Rental requirements of UDO Section 6.505 during the World Cup (June 1 – July 31, 2026)?

Sec. 6.505. - Short term rentals.

A. Location:

1. Parcels greater than one acre in size; or
2. Located within the Old Town Master Development Plan area as shown in the comprehensive plan;
3. Short term rentals are only allowed in single-family dwelling units or two-family dwelling units (duplex); and
4. Short term rentals will not be located in any accessory dwelling unit (ADU) or accessory structure.

B. The owner or a local representative must occupy a dwelling unit on the same parcel or an adjacent parcel.

C. A maximum of two rooms shall be rented.

D. A maximum of four unrelated guests or a family are permitted.

E. The owner must obtain a business license with the City.

F. The owner shall pay license taxes in accordance with Chapter 28, Division 7.

G. The owner or local representative must provide their contact information to the City.

H. Chapter 17, Article IX, Section 17-254, Regulations regarding control of noise and sound, must be posted in each room for rent.

I. Units must be provided with:

1. A functioning fire extinguisher;
2. A smoke alarm in each bedroom;
3. Child-proofed electrical outlets;
4. A map identifying escape routes;
5. Emergency contact information for the owner;
6. Carbon monoxide detection as require by code.



CEDC Meeting August 13, 2025

CONCERNS WE HEARD

- 1) Concern about the increased number of short-term rentals (STRs) in Lee's Summit.
We expect an increase in STRs and requests. A permit would provide us helpful data, tracking, and documentation.
- 2) Stress on the police department with more STRs. *We have spoken with the police department, and they do not track complaints or calls concerning STRs; they simply respond to all calls regardless of property type. According to the police dept, it is not easy to quantify or anticipate increased calls for service during such a large event. However, historically sporting events have led to increased, traffic, parking violations, and noise complaints.*
- 3) Concern for noise, parking, and nuisance for residents. *A permit would provide us contact information for the owners that we would not otherwise have and can provide to the police and neighborhood services officers to aid in service calls and code compliance.*



CEDC Meeting August 13, 2025

CONCERNS WE HEARD

4) Ability to enforce regulations.

With the increase in visitors to the area, we plan to cross-train staff throughout the department to supplement our neighborhood services team. Development Services will also be increasing our partnership with the police department to share information and coordinate efforts to increase enforcement and compliance efforts.

5) License Tax (Sec. 28-205) Collection.

We have identified a gap in the language regarding applicability of the license tax for short term rentals and (regardless of the World Cup or amending our requirements) we will be working with law to update the municipal code to correct this.

HOUSING APPROACH

- Projected 450,000 – 650,000 visitors.
- As of June, there are \approx 65,000 hotel rooms within 100-mile radius of KC.
- FIFA announced partnership with AirBnb encouraging utilizing STRs.
- MARC is recommending cities allow for through relaxing requirements and streamlining STR processes during the World Cup events.
- Lee's Summit World Cup Housing Sub-Committee supports the same.



HOUSING APPROACH BY OTHER CITIES

- Independence, MO - currently drafting relaxed set of requirements. Will increase number of STRs per block, reduce license requirements, prevent HOAs from blocking new rentals.
- Grandview, MO – just adopted STR regulations in May; but also include a temporary STR permit (30 days only) for major events.
- Blue Springs, MO – no current regulations, however discussions have started
- Parkville, MO - removed STR limit per ward, removed max number of rentals per residence, owner can live off-site. (May 1 –July 31)
- Belton, MO - currently working to remove STR ban.
- Buckner, MO – relaxed the residency requirement so owner can now live 45 minutes away (was 30).



HOUSING APPROACH BY OTHER CITIES



LOCATION	ALLOW STRs?	Max. Duration	ZONING/USE REQUIREMENTS				Business License (BL) required/Approval Process
			lot size/location	max. guests/rooms	Off-street parking required?	Owner residency required?	
Lee's Summit, MO	Yes	28 days	Allowed downtown in SF or duplex or parcels 1 acre or larger and a SF or duplex. Not permitted in ADUs	2 rooms max/4 guests max or 1 family	No (already required for residence)	Must reside in residence or adjacent	BL required.
Excelsior Springs, MO	Yes	27 days	Cannot be located within 1,000 ft of another STR	2 adults/bedroom	Yes (2)	No mention	BL required for all locations. If located outside of downtown, require SUP. Rental inspections conducted
Independence, MO	Yes. Cannot host parties, banquets, weddings	30 days	Allowed in SF zoning districts or in single family, duplex, mixed use bldgs. Not permitted in ADUs. Cannot be within 500 ft of another STR & no more than 1/8 homes on a block	10 guests	Yes (& paved)	Must have "Responsible Agent" within 1 hr drive of Independence.	STR permit required. Rental inspections conducted
Kansas City, MO	Yes. Cannot be used for parties, receptions, or events	30 days	Allowed in most zoning districts/depends on STR type. Multiple restrictions -generally mut be 1,000 ft from another STR	8 guests	Yes	Not required	2 types of applications - Resident and Non-Resident
Parkville, MO	Yes	None	Permitted in all residential districts	None	Yes	Not required	STR permit required.
Lenexa, KS	Yes	None	None	None	None	Owner or owner's agent required to reside in Johnson County, KS	Rental Registration required and inspections conducted.
Westwood, KS	Yes. Cannot be used for parties, receptions, or events	29 days	None	6 guests	Yes	None	BL required and notification to neighbors. Inspections conducted
Olathe, KS	No						
Johnson County, KS	No						
Overland Park, KS	No						
Mission, KS	No						

2026 World Cup Games

2026 World Cup is expected to be the largest sporting event in history.

New tournament format for FIFA 26:

- Field is expanded to 48 teams.
- New Group Stage: teams are divided into 12 groups of 4 teams.
- New Knockout Format: top 2 teams from each group, along with the 8 third-placed teams, will advance to a new Round of 32.
- Total # of games jumps: 64 to 104
- Tournament days jumps: 32 to 39 days.



World Cup Games in KC

GEHA Stadium will host:

- Total six matches, including four group matches, one Round of 32 match, and one quarterfinal match.
- FIFA/KC2026 estimates: 650,000 visitors (staff, officials, media, fans, teams, families, etc.) to travel to KC region during tournament window.
- Federal Government projecting 450,000 visitors.



Short Term Rentals – Existing Data

- Currently 23 licensed Short-Term Rentals.
- (Approx.) 60-70 operating in the area.
- 8-10 complaints received annually
- Complaints specific to renting of the property.
- Notices of violation issued, but all achieved compliance.



Potential Economic Impact

- ❑ FIFA projected economic impact of \$650 million.
- ❑ Federal Government estimates a potential net economic impact of up to \$480 million.
- ❑ The Big 12 Basketball Tournament brings approx. 100,000 ticketholders to downtown KC for 2 weeks generating \$23-33 million annually.



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