



LEE'S SUMMIT
MISSOURI®

World Cup Planning – Short Term Rentals

Community and Economic Development Committee
August 13, 2025



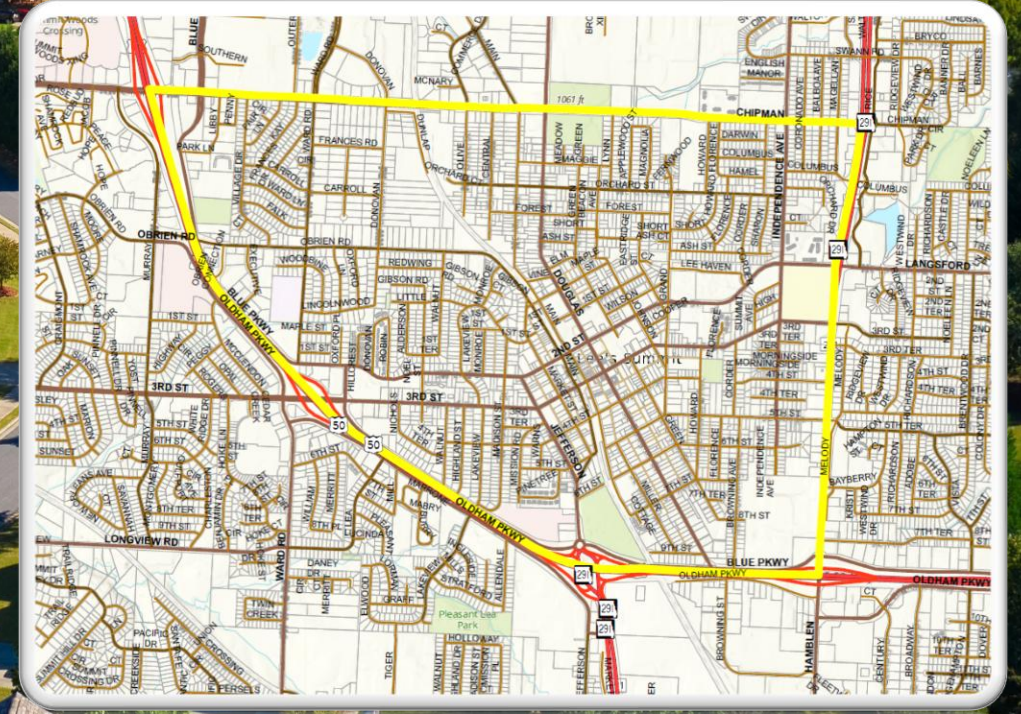
World Cup - Projected Lodging Needs

- Estimated 650,000 visitors to travel to KC region during tournament window.
- As of June, there are \approx 65,000 hotel rooms within 100-mile radius of KC.
 - In Lee's Summit now \approx 620 rooms
- AirBnB and FIFA partnership announced in June.
- Requests for relaxation of requirements during World Cup have been received.



Short Term Rentals – Overview

- Ordinance enacted 2018.
- Business license required.
 - 20 Active
- Data collected includes location, verification of UDO requirements, and owner contact information.



Short Term Rentals – Existing Requirements

UDO Art 6, Div 2, Sub 2

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.

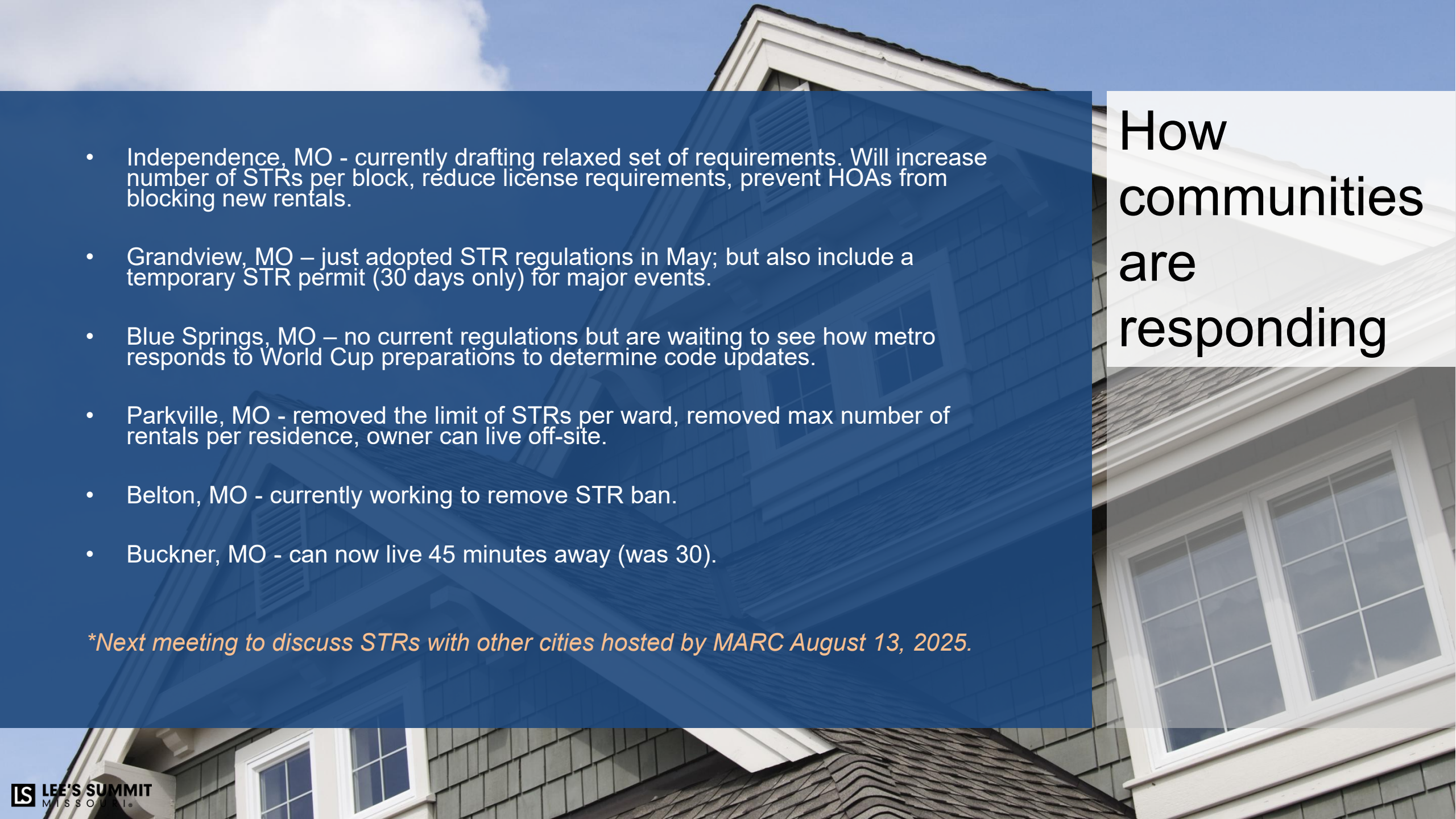
F. The owner shall pay license taxes in accordance with Chapter 28, Division 7.

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.

The background of the slide is a photograph of a house with a grey shingled roof and white-trimmed windows. A large, semi-transparent blue rectangle is overlaid on the left side of the image, containing a list of bullet points. On the right side, a white rectangular box contains the title text.

How communities are responding

- 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 but are waiting to see how metro responds to World Cup preparations to determine code updates.
- Parkville, MO - removed the limit of STRs per ward, removed max number of rentals per residence, owner can live off-site.
- Belton, MO - currently working to remove STR ban.
- Buckner, MO - can now live 45 minutes away (was 30).

**Next meeting to discuss STRs with other cities hosted by MARC August 13, 2025.*

World Cup – Short Term Rental Possibilities

No Modifications

Pros: - Existing requirements remain in place.

Cons: - Potential lodging shortfall
- Potential loss of revenue to homeowners and city
- Illegal STRs may occur
- Won't have license information
- Limited enforcement resources

Temporary Modifications

Pros: - Option to address lodging needs for tourists (and metro residents)
- Potential revenue opportunity
- License tracking for City staff
- Will not change HOA indentures
- Finite period of allowance

Cons: - Potential for more resident complaints re: noise, parking.
- May require enforcement when tournament ends

Short Term Rentals – Staff Recommendation

*Temporary Removal of
Sections: A, B, C, D
(June 1- July 31, 2026)*

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Staff Recommendation –

- No changes to parking, licensing, or life safety requirements.
- Temporary period only (June 1 – July 31).
 - Neighborhood Services would work to ensure STRs cease operations post-tournament.
- Does not change HOA indentures/subdivision covenants.
- Communication / Public Outreach would be provided.





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