

AN ORDINANCE ESTABLISHING TEMPORARY SHORT-TERM RENTAL REGULATIONS FOR THE 2026 FIFA WORLD CUP SPECIAL EVENT PERIOD.

WHEREAS, the City of Belton adopted Ordinance No. 2025-4950 on November 25, 2025, to accommodate short-term rental regulations for annual registrations; and

WHEREAS, Kansas City is a host city for the 2026 FIFA World Cup, which includes hosting base camps for four international teams and six matches which are anticipated to draw 650,000 visitors to the region during the months of June and July 2026; and

WHEREAS, staff recommends temporary adjustments to accommodate temporary short-term rentals during the duration of the special event period; and

WHEREAS, staff believes that these temporary adjustments provide an appropriate balance between accommodating tourists and demands for lodging while protecting public safety and quality of life in residential neighborhoods; and

WHEREAS, the City Council believes that the temporary short-term rental regulations are in the best interest of the citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BELTON, MISSOURI, AS FOLLOWS:

Section 1. That the following temporary regulations for temporary short-term rentals to accommodate the 2026 FIFA World Cup special event period are hereby approved. The regulations adopted by Ordinance No. 2025-4950 amending the Unified Development Code apply except for those items excluded or modified below:

Location of Short-Term Rentals. Any single-family or two-family dwelling units and upper-level dwelling units in mixed-use buildings in the Old Town Belton Redevelopment Area are permitted as temporary short-term rentals.

Special Use Permit Required. Temporary short-term rentals are exempt from the Special Use Permit requirement. Temporary short-term rentals shall follow the same registration and inspection process, including a \$70.00 registration fee and \$50.00 inspection fee. Registrations and inspections meeting all requirements will be approved administratively.

Registration Time Limit. Temporary short-term rentals may only be approved between June 1, 2026, and July 31, 2026. Registrations may be submitted in advance for approval; however, will not be issued until June 1, 2026.

Hotel/Motel (License) Tax Collection. The property owner is responsible for the payment of all applicable taxes including the City's five percent (5%) Hotel/Motel



BILL NO. 2026-10 COUNCIL ACTION REPORT

Title: Short-Term Rentals – Temporary Relief Regulations

Agenda Date: March 24, 2026

Presented by: Matt Wright, Community Development Director

Background

- Staff is proposing temporary relief regulations to accommodate short-term rentals during the 2026 FIFA World Cup special event period.
- The special event period would begin June 1, 2026, and end on July 31, 2026.
- Staff believes that providing temporary relief regulations for the limited duration of the event will allow property owners the opportunity to host guests and increase tourism in Belton to support local businesses.
- Temporary relief regulations can provide evidence of the impact of short-term rentals in residential neighborhoods to determine how regulations could be modified in the future.
- Only those items specifically listed in the Ordinance are requested to be modified or relaxed during the special event period. All other requirements in Ordinance No. 2025-4950, adopted on November 25, 2025, are still applicable and enforceable.

Financial/Budget Considerations

- Each short-term rental registration is required to pay a registration and inspection fee totaling \$120.00. The property owner/host is also responsible for the payment of the 5% hotel/motel (license) tax, which is required to be paid monthly to the Finance Department.
- Increased overnight stays available in the city can increase sales tax revenue from food/beverage and retail sales.

Legal Considerations

- The attached item has been reviewed by the City Attorney.

Policy Considerations

- There are no policy considerations with this request.

Staff Recommendation

- Staff recommends approval of the temporary relief regulations to accommodate short-term rentals during the 2026 FIFA World Cup.