



Board of Aldermen Request for Action

MEETING DATE: 2/3/2026

DEPARTMENT: Development

AGENDA ITEM: Ordinance 3096-26, Enacting A New Section Chapter 625, Short-Term Rentals – 1st & 2nd Reading

REQUESTED BOARD ACTION

A motion to approve Bill No.3096-26, enacting a new Section 625.080 of the Code of Ordinances pertaining to Short Term Rentals. First and Second Reading by title only.

SUMMARY

The purpose of the bill is to enact a change to the Short Term Rental ordinance to allow the Board of Aldermen, by resolution, to waive certain portions of the ordinance for temporary timeframes.

PREVIOUS ACTION

The matter was identified in the City Administrator's Report at the January 20, 2026 meeting and the original ordinance Was adopted on November 6, 2023 by Ordinance No. 3211-23.

POLICY OBJECTIVE

To assist with economic development in the city to take advantage of the FIFA World Cup 2026.

FINANCIAL CONSIDERATIONS

N/A

ATTACHMENTS

<input checked="" type="checkbox"/> Ordinance	<input type="checkbox"/> Contract
<input type="checkbox"/> Resolution	<input type="checkbox"/> Plans
<input type="checkbox"/> Staff Report	<input type="checkbox"/> Minutes
<input type="checkbox"/> Other:	

BILL NO. 3096-26

ORDINANCE NO. 329X-26

**AN ORDINANCE ENACTING A NEW SECTION 625.080 OF THE CODE OF
ORDINANCES PERTAINING TO SHORT TERM RENTALS**

WHEREAS, the Board of Aldermen adopted Ordinance 3211-23 on November 6, 2023 that enacted new regulations concerning Short Term Rentals in the city; and

WHEREAS, discussion of the new ordinance included the potential need in the future to adjust the ordinance to allow temporary limited adjustments to the density and total number of permits limitations that may be needed to accommodate large regional events such as the 2026 FIFA World Cup; and

WHEREAS, the Board of Aldermen seek to enact language that allows the Board of Aldermen, by passage of a Resolution to temporary elimination of the density and total number of Short Term Rental permits located within the City limits; and

WHEREAS, the intent of this change is to allow temporary and limited in scope adjustments to the limitations and regulations contained in Chapter 625 of the Code of Ordinances.

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

Section 1. That Section 625.080 be deleted in its' entirety and a new Section 625.080 be enacted to be read and numbered as follows:

625.080 Number of permits issued, density limited:

1. In order to prevent a significant impact on the affordability of housing in the city of Smithville, the total number of permits licenses that may be issued at any time shall be limited to not more than 3% of the total housing stock within the city limits. In addition to the total number of licenses to be issued, the following density protections are required:
 - a. The number of licenses issued for units in any structure other than an apartment shall be limited to one per each block face. For purposes of this limitation, a block face shall be measured from intersection to intersection on any given street, and both sides of said street shall be included in this one block face.
 - b. The number of licenses issued for units located in an apartment complex shall be one (1), or a maximum of 12.5% of the total units available, whichever is more.

- c. Any existing short-term rental shall be granted 60 days to obtain a permit for the short-term rental following ordinance approval notwithstanding these limitations on the number of permits. If the owner of any existing unit fails to file an application for such permit within the initial 60 days grace, these number and density limitations shall apply.
2. That the limitations, caps, and regulations contained in Section 625.080(1) may be temporarily reduced, waived, amended or otherwise modified by Resolution of the Board of Aldermen in the event of a regionally located national or international event which may cause a large influx of visitors to the region or if the Board of Aldermen determines it is in the best interest of the public to temporarily reduce, waive, amend, or otherwise modify the limitations contained in Section 625.080(1).

Section 2. This ordinance shall take effect and be in full force from and after its passage according to law.

PASSED THIS 3rd DAY OF February 2026.

Damien Boley, Mayor

ATTEST:

Linda Drummond, City Clerk

First Reading: 02/03/2026

Second Reading: 02/03/2026