

1 AN ACT relating to short-term rentals.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 100 IS CREATED TO
4 READ AS FOLLOWS:

5 *(1) As used in this section, unless the context otherwise requires:*

6 *(a) "Operator" means the proprietor of any dwelling, lodging, or sleeping*
7 *accommodations offered as a short-term rental, whether in the capacity of*
8 *owner, lessee, sublessee, mortgagee in possession, licensee, or any other*
9 *possessory capacity; and*

10 *(b) "Short-term rental" means the rental of a single family home, dwelling unit*
11 *in a single family home, dwelling unit in a two (2) family or multifamily*
12 *dwelling, or a dwelling unit in a condominium, cooperative, or timeshare,*
13 *for terms of less than thirty (30) days at a time. The term includes a*
14 *detached accessory structure, including a guest house, or other living*
15 *quarters. The term does not include property that is used for any*
16 *nonresidential use.*

17 *(2) No local ordinance shall prohibit an operator from offering a property for short-*
18 *term rental solely on the basis that the operator is a lessee or sublessee, provided*
19 *that the property owner has granted permission for such property's use for short-*
20 *term rental.*