

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 198B IS CREATED TO  
4 READ AS FOLLOWS:

5 *(1) For purposes of this section, unless the context requires otherwise:*

6 *(a) "Code" means the Kentucky Building Code;*

7 *(b) "Owner-occupied short-term rental property" means property that is the*  
8 *owner's primary residence and is offered to the public as a short-term*  
9 *rental;*

10 *(c) "Short-term rental":*

11 *1. Means the rental of a single family home, dwelling unit in a single*  
12 *family home, dwelling unit in a two-family or multifamily dwelling, a*  
13 *dwelling unit in a condominium, cooperative, or timeshare, or any*  
14 *combination of the above that are part of the same listing, for terms of*  
15 *less than thirty (30) days at a time through a short-term rental*  
16 *platform;*

17 *2. Includes a detached accessory structure, including a guest house, or*  
18 *other living quarters that are intended for human habitation, if the*  
19 *entire property is designated for a single family residential use; and*

20 *3. Does not include property that is used for any nonresidential use; and*

21 *(d) "Short-term rental platform" means an entity that provides a platform*  
22 *through which unaffiliated parties offer to rent a short-term rental to an*  
23 *occupant and collects consideration for the rental from the occupant.*

24 *(2) When a person seeks to list a property on a short-term rental platform doing*  
25 *business in this state, the short-term rental platform shall provide the person with*  
26 *the following as part of the listing process:*

27 *(a) Information regarding residential group R-1 occupancies and a list of those*

1 types of occupancies that may be considered an R-1 use pursuant to the  
2 code; and

3 (b) A box that the person listing the property must check prior to listing a  
4 property that confirms whether the short-term rental is a residential group  
5 R-1 occupancy, and if the short-term rental is a residential group R-1  
6 occupancy, whether it is an owner-occupied short-term rental property.

7 (3) When a person checks the box on the short-term rental platform that indicates  
8 that the short-term rental the owner is seeking to list is a residential group R-1  
9 occupancy short-term rental, the short-term rental platform shall:

10 (a) Store information regarding the property; and

11 (b) Provide the following notices:

12 1. An email notice to the person that has listed the property stating that  
13 the person has indicated that the short-term rental is a residential  
14 group R-1 property and that the owner may be subject to an inspection  
15 by the Kentucky Department for Housing, Buildings and Construction  
16 regarding compliance with the code; and

17 2. An email notice to the Department for Housing, Buildings, and  
18 Construction that provides:

19 a. The address of the property;

20 b. The fact that the property has been listed as a residential group  
21 R-1 property;

22 c. The email address of the person that listed the property on the  
23 short-term rental platform; and

24 d. A return email address to which the department may send  
25 information to the short-term rental platform regarding  
26 noncompliance of the property with the code.

27 (4) The Department for Housing, Buildings and Construction shall provide

1        information to each short-term rental platform regarding the code and residential  
2        group R-1 occupancies to aid in the effectuation of subsection (2) of this section,  
3        and may promulgate administrative regulations pursuant to KRS Chapter 13A to  
4        implement the provisions of this section.