

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) "Local government" means a city, county, urban-county government,*  
7 *charter county government, unified local government, consolidated local*  
8 *government, or planning unit that is engaged in planning and zoning under*  
9 *this chapter; and*

10 *(b) "Short-term rental" means the rental of a dwelling unit or part of a*  
11 *dwelling unit, other living or sleeping space, an accessory dwelling unit, or*  
12 *any other space made available for rent for terms of less than thirty (30)*  
13 *consecutive days at a time.*

14 *(2) A local government shall not adopt or enforce any ordinance or regulation that:*

15 *(a) Requires a conditional use permit or other similar permit to be obtained to*  
16 *use a property as a short-term rental; or*

17 *(b) Imposes density-based restrictions on short-term rentals, including any*  
18 *requirement that short-term rentals:*

19 *1. Be spaced any distance apart from other short-term rentals; or*

20 *2. May not exceed a specified percentage or number of housing units in*  
21 *a given building, zoning district, or other geographical boundary.*

22 *(3) This section shall not be construed to prohibit a local government from adopting*  
23 *or enforcing ordinances or regulations that are applicable to all dwellings and*  
24 *are necessary for public health or safety, provided that those ordinances or*  
25 *regulations do not treat short-term rentals differently from other residential uses*  
26 *of property.*