

KENTUCKY GENERAL ASSEMBLY AMENDMENT FORM
2026 REGULAR SESSION
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Amend printed copy of **SB 9/HCS 1**

Beginning on page 43, line 21, and continuing through page 49, line 18, by deleting Section 18 in its entirety and inserting in lieu thereof the following:

"➔SECTION 18. A NEW SECTION OF KRS CHAPTER 65 IS CREATED TO READ AS FOLLOWS:

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

(a) "Local government" means a city, county, urban-county government, charter county government, unified local government, consolidated local government, or planning unit that is engaged in planning and zoning under KRS Chapter 100;

(b) "Owner" means a person that has an interest in title or a present possessory interest in property that is offered to the public as a short-term rental, and includes a tenant that has received permission from his or her landlord to offer the rented property as a short-term rental; and

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

(2) A local government shall not restrict the use of property as a short-term rental, including via ordinance, regulation, or any other means if:

(a) The property is offered to the public for rent as a short-term rental that does not

Amendment No. HFA

Rep. Rep. Rachel Roarx

Committee Amendment _____

Signed: _____

Floor Amendment _____

LRD Drafter: _____

Adopted: _____

Date: _____

Rejected: _____

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exceed two (2) separate rental periods per year, provided that the cumulative duration of the rental periods does not exceed fourteen (14) days in aggregate during the calendar year; or

(b) The restriction is solely based on density.

(3) A local government may require the owner of a short-term rental, other than one exempted under subsection (2)(a) of this section, to obtain a conditional use permit or other form of approval to operate the short-term rental, but the local government shall:

(a) Not restrict the number of applicants or approvals issued;

(b) Provide instructions and a copy of the application on a website maintained by the local government;

(c) Render a final decision within thirty (30) days of receipt of a fully complete application; and

(d) If the application is denied, provide the applicant with a written statement specifying the reason or reasons the application was denied.

(4) Notwithstanding the other provisions of this section, a local government may enact or enforce ordinances or regulations that:

(a) Affect short-term rentals only for the following primary purposes:

1. Protection of the public's health and safety related to:

a. Fire and building safety;

b. Sanitation;

c. Transportation;

d. Traffic control; and

e. Pollution control; and

2. Residential use and zoning related to:

a. Noise;

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b. Protection of welfare;

c. Property maintenance; and

d. Nuisance issues; and

only if enforcement is performed in the same manner as enforcement that applies to similar properties that are not short-term rentals; or

(b) Prohibit the use of short-term rentals to:

1. House sex offenders;

2. Operate a recovery residence, sober living residence, or other similar facility;

3. Manufacture, exhibit, distribute, or sell any illicit substance or obscene materials; or

4. Operate an adult entertainment establishment.

(5) This section shall not be construed to affect, prohibit, preempt, or render unenforceable any property or use restrictions contained in the properly enacted rules or regulations of a homeowners association, condominium association, or other similar property owner association or cooperative."