

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 65 IS CREATED TO
4 READ AS FOLLOWS:

5 (1) For purposes of 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, or consolidated local
8 government; and

9 (b) "Short-term rental" means any dwelling unit, including a single-family
10 home, unit in a two (2) family or multifamily dwelling, unit in a
11 condominium, cooperative, or timeshare, or detached or attached accessory
12 dwelling unit on the same lot as a residential dwelling, that is rented for
13 terms of less than thirty (30) days at a time.

14 (2) Every short-term rental shall comply with all state and local zoning, building
15 code, and fire safety laws, administrative regulations, and ordinances.

16 (3) Notwithstanding any other provision of law to the contrary, a local government
17 may enact ordinances regarding short-term rentals that include but are not
18 limited to the following:

19 (a) Creating a registry of short-term rentals;

20 (b) Imposing licensing or inspection fees on short-term rentals;

21 (c) Restricting the locations or zones in which short-term rentals may be
22 located or operated;

23 (d) Prohibiting the use of a property as a short-term rental when that property
24 has been the subject of ordinance violations or criminal activity has
25 occurred at the property during a period when it was used as a short-term
26 rental;

27 (e) Restricting the total number of short-term rentals within the jurisdiction of

1 *the local government or the total number of short-term rentals that may be*
2 *marketed by an individual or entity;*

3 *(f) Restricting the number of short-term rentals within a portion of the*
4 *jurisdiction of the local government or the proximity of a short-term rental*
5 *to any other short-term rental; and*

6 *(g) Requiring that an owner occupy the short-term rental or some portion of*
7 *the property during times when it is being used a short-term rental.*