

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.