

Contact

Planning & Design
(502) 574-6230

444 S. 5th Street
Louisville, KY 40202
8:00am - 5:00pm

Short Term Rental Information

Registered short term rental inventory (updated January 25, 2019): 470 short term rentals are registered with Louisville Metro Planning & Design Services.

To view a list of all active short term rental registration, click here ([/file/registrationlist1-25-19pdf](#)).

To view a map of all short term rental registrations (active and inactive), click here ([/file/strregistrations1-25-19pdf](#)).

To view a map of all short term rental Conditional Use Permits (approved, denied, pending and withdrawn), click here ([/file/strcups1-25-19pdf](#)).

Proposed changes to short term rental regulations:

In December 2015, Metro Council passed an ordinance to regulate the use of short term rentals (Airbnb, VRBO and others). City leaders have been monitoring implementation of this ordinance and the evolution of the new shared economy. Louisville Metro Department of Develop Louisville, Metro Council District 8 and Louisville Tourism have partnered to propose changes to the short term rental ordinance (Chapter 115.515-521 of the Louisville Metro Code of Ordinances and Chapter 4 of the Land Development Code) in response to the growing popularity of this tourist experience and how to best integrate it into our neighborhood fabric.

Proposed changes include:

- Limiting the number of individuals eligible to reside in a short term rental to ten (10). The proposed changes would permit the number of individuals who can reside in a short term rental to be the number of bedrooms plus two (2) with a limit of ten (10) individuals.
- Allowing short term rental in properties zoned EZ-1. A map of EZ-1 zoned properties that would be eligible can be found here ([/file/strpotentialez-1withcdpdf](#)).
- Requiring that an emergency contact for each short term rental reside in Jefferson County.



- Eliminating an initial registrar fee, which was \$25. Under the proposed changes a \$25 fee will be required upon registration renewal.
- Prohibiting the advertising of a short term rental if it is not registered with the city of Louisville. Enforcement for advertising a short term rental without registering it results in a notice of violation for a first offense and a \$50 fine for every additional day that the short term rental remains advertised.
- Introducing a new enforcement process: a first offense results in a \$50 fine, a second offense results in a \$250 fine, a third offense results in a \$500 fine, and any additional offense results in a \$750 fine.

To view the proposed changes in their entirety, click here (<https://louisville.legistar.com/View.ashx?M=F&ID=6808879&GUID=BCB3F53E-6A8C-4D41-9622-3ADE757A014E>).

To view public comments submitted between August 14 and September 14, please click here (</file/shorttermrentalpubliccommentspdf>).

Develop Louisville staff presented these proposed changes to the Planning Commission on December 6, 2018 after all public feedback had been reviewed. The Planning Commission determined that more deliberation was needed and therefore continued the agenda item until its meeting on January 24. Once approved by the Planning Commission, then the changes will go before Metro Council.

Short term rental regulations:

On August 1, 2016 the regulations for short term rentals approved by Metro Council went into effect.

A few things to know:

- All short term rental hosts must submit an annual registration form, register with the Revenue Commission, post an evacuation plan and meet smoke detector requirements.
- All short term rentals are prohibited from serving or providing food and alcohol and from posting outdoor signage.
- A short term rental is a dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days. The term short term rental does not apply to hotel or motel rooms, extended stay lodging facilities, bed and breakfast inn or boarding and lodging hotel rooms therefore these exact regulations do not apply to those facilities.
- The dwelling unit shall be a single-family residence or duplex unless the dwelling unit is located on property zoned C-R, C-N, C-1, C-2 or C-3 and the property meets the following criteria: 1) within 200 feet of a TARC route, 2) within .75 miles of a public park, 3) within one mile of a National Register District or local Preservation District.
- At no time shall more persons reside in the short term rental than two times the number of bedrooms plus four individuals. For example if a short term rental has 3 bedrooms, then 10 people may reside in that short term rental.
- Short term rentals regulations do not supersede lease agreements, homeowner's association bylaws, covenants, deed restrictions, or any other agreement, law or regulation that prohibits subletting or use of your dwelling as a short term rental.
- At this time, the following cities that retain independent zoning authority have not adopted a zoning ordinance specifically allowing short term rentals therefore short term rentals are not permitted within their jurisdiction: Anchorage, Douglass Hills, Graymoor-Devondale, Hurstbourne, Indian Hills, Jeffersontown, Lyndon, Middletown, Prospect, Shively, St. Matthews and St. Regis.
- Failure to register a short term rental is equivalent to operating without a permit and may result in enforcement action.



How to register your short term rental:

The first thing to consider when registering your short term rental is to find out the zoning of the property. Based on the zoning and if you live in the home you are using as a short term rental, your application process could vary from someone else's. Those scenarios are spelled out below. To find your property's zoning, please click here (<https://www.lojic.org/lojic-online>) (search using your property address, then click on the small green "d" which will provide you with the Land Development Report including the property's zoning). The zoning designation will provide you with how you need to register your short term rental.

Residential zoning: R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A

Mixed use (Commercial, Office Residential, & Special Purpose) zoning: OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, W-1, W-2, PVD, PTD PRD

TNzd: TNzd zoned properties are located in Old Louisville and Limerick.

If the short term rental is YOUR PRIMARY RESIDENCE and your property is zoned RESIDENTIAL...

You are allowed to operate a short term rental with a completed application form

If the short term rental is YOUR PRIMARY RESIDENCE and your property is zoned MIXED USE...

It is likely you are allowed to operate a short term rental by right, but please check with staff and review the FAQ

If the short term rental is YOUR PRIMARY RESIDENCE and your property is zoned TNzd...

You are allowed to operate a short term rental with a completed application form and an approved Conditional Use Permit.

If the short term rental is NOT YOUR PRIMARY RESIDENCE and your property is zoned RESIDENTIAL...

You are allowed to operate a short term rental with a completed application form and an approved Conditional Use Permit.

If the short term rental is NOT YOUR PRIMARY RESIDENCE and your property is zoned MIXED USE...

It is likely you are allowed to operate a short term rental by right, but please check with staff and review the FAQ.

If the short term rental is NOT YOUR PRIMARY RESIDENCE and your property is zoned TNzd...

You are allowed to operate a short term rental with a completed application form and an approved Conditional Use Permit.

Applications

Short Term Rental Annual Registration Application Form (/file/shorttermrentalreg012019docx) (In Person or Mail Submittal Option)

Short Term Rental Annual Registration Application Form

(<https://dp.louisvillemsd.org/dpcdr8/Views/AgencyLogin.aspx>) (Online Submittal Option)

Short Term Rental CUP Pre-Application (/file/shorttermrentalcuppreapplication072018docx)

Short Term Rental CUP Formal Application (/file/shorttermrentalcupapplication072018docx)

Helpful Links

How to register your short term rental (/file/shorttermrentalhowtoregister091216pdf)

Frequently Asked Questions

Metro Council Short Term Rental Ordinance Amending Metro Code

([http://library.amlegal.com/nxt/gateway.dll/Kentucky/loukymetro/louisvillejeffersoncountymetrogovernment?](http://library.amlegal.com/nxt/gateway.dll/Kentucky/loukymetro/louisvillejeffersoncountymetrogovernment?f=templates$fn=default.htm$3.0$vid=amlegal:louisville_ky)

[f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:louisville_ky](http://library.amlegal.com/nxt/gateway.dll/Kentucky/loukymetro/louisvillejeffersoncountymetrogovernment?f=templates$fn=default.htm$3.0$vid=amlegal:louisville_ky)) (Title XI, Chapter 115.515--115.521)

Metro Council Short Term Rental Ordinances Amending Land Development Code (/file/mcstrordinancesdocx)



Smoke Detector Requirements

([http://library.amlegal.com/nxt/gateway.dll/Kentucky/loukymetro/louisvillejeffersoncountymetrogovernment?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:louisville_ky](http://library.amlegal.com/nxt/gateway.dll/Kentucky/loukymetro/louisvillejeffersoncountymetrogovernment?f=templates$fn=default.htm$3.0$vid=amlegal:louisville_ky)) (Title IX, Chapter 94.02)

Map of Metro Council Zoning Authority Area (</file/mczoningauthorityareapdf>)

Process for Conditional Use Permit approval (</file/strcupprocessjpg>)

Louisville Metro Revenue Commission (</government/revenue-commission>)

Louisville Metro Revenue Commission transient taxes FAQs

(/sites/default/files/revenue_commission/transient_faqs.2.pdf)

For questions about planning and zoning requirements, such as the registration and conditional use permit processes, contact Louisville Metro's Office of Planning & Design Services at (502) 574-6230.

For questions about tax requirements, contact Louisville Metro's Revenue Commission at (502) 574-4860.

For questions about building permit requirements, such as those pertaining to building and life safety codes, contact Louisville Metro's Office of Construction Review at (502) 574-3321.



Haberman, Joseph E

From: OBrien, Jeff
Sent: Friday, January 25, 2019 1:22 PM
To: Haberman, Joseph E; Liu, Emily
Subject: FW: Geoff.Wohl@louisvilleky.gov

Note the date on the original. I understand record is closed, but Metro technically received this before the hearing. Please include w/ Council transmittal.

Jeff

Jeff O'Brien, AICP
Director, Develop Louisville
LOUISVILLE FORWARD
Ph. 502-574-1354/502-434-9985

From: Duncan, Dustin W. <Dustin.Duncan@louisvilleky.gov>
Sent: Friday, January 25, 2019 12:13 PM
To: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: FW: Geoff.Wohl@louisvilleky.gov

Forgive me Jeff – who should receive emails/public comments on short-term rentals?

From: Sarah Huschle [<mailto:sarah.huschle@gmail.com>]
Sent: Wednesday, January 23, 2019 9:31 AM
To: Mulvihill, Patrick; Greg Fischer_(Mayor)
Subject: Geoff.Wohl@louisvilleky.gov

Hello Mr. Fischer and Mr. Mulvihill,

I am writing again since I am unable to attend the City of Louisville's Planning Commission meeting on January 24th where I understand that short-term rentals in non-primary residences will be discussed and voted on. I reached out earlier to share my input on why being able to have our home, even though currently it is not our primary residence, as a short term rental is important, and wanted to share with you again the importance of having this ability means.

My husband and I purchased our home in District 10 in the late summer of 2015 when my husband got transferred to Fort Knox. Then we found out in the fall of 2016 that he was to be moved and stationed at Fort Leonard Wood in Missouri. Being that we truly enjoy our neighborhood and the many things that Louisville has to offer along with the fact that my husband had found extra work outside of his military commitment in the area we wanted to find a way to utilize our home that helps cover the cost of our mortgage but still allows the freedom for us to come back to work and play in Louisville. Setting our home up as a short term rental seemed like the perfect fit. We proceeded with getting a license from the City and worked with both the City and the State to make sure we were paying the taxes for the rental.

This decision and the ability for us to use our home as a short term rental has worked out really well. We find that we are back in Louisville every couple of months, be it for work, to go to a Louisville FC game or to catch the races out at Churchill. It also allows us to generate revenue for the City and the State by sharing an inviting home with folks coming into Louisville, who in turn are also venturing out and exploring the city.

This home currently is not our primary residence but we will be looking at making it our primary residence again in a year and half when my husband's active duty service commitment comes to a close. We very much would like the ability to keep our home as a short term rental until that time comes.

Thank you for taking the time to read my story and please do consider this when going into the conversation on January 24th.

Kind regards,
Sarah Huschle

The following potential changes to the ordinances were discussed by members of the Planning Commission and staff following the 12/6/18 meeting. In an attempt to show how the potential changes could be incorporated into the ordinances, please review the attached draft produced by staff (changes from that provided in the staff report are highlighted).

- Clarify what constitutes a civil complaint that can be used to revoke a conditional use permit or registration.
- Add a requirement that the host shall register the short term rental within 60 days of the issuance of the conditional use permit or the permit shall become null and void.
- Add a requirement that an active registration for the short term rental shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months or in the event of a change of ownership and/or host, a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void.
- Add a process for a case in which the primary residency of the host is in question for the Planning Director to request that the Board of Zoning Adjustment review the registration at a public meeting.
- Provide the Planning Director with the authority to deny a short term rental registration to any host who has had a registration revoked within one year of application for the new registration.
- Increase the annual registration fee from \$25 to \$100.
- Add a requirement to display a copy of the registration in a location near the entry to the short term rental that is visible from the exterior of the building.
- Add requirements that a short term rental has at least one functional carbon monoxide detector and every sleeping room has at least one operable emergency and rescue opening.
- Add a requirement that the current name and telephone number of the host and emergency contact be mailed to each first tier adjacent property owner. Any changes of the host or emergency contact shall be re-noticed within 10 days.
- Add a requirement for a short term rental that is not the primary residence of the host that the host shall have the dwelling unit inspected by a fire prevention inspector or a home inspector licensed in Kentucky to determine if there are visible fire or life safety issues that need to be addressed prior to occupancy by guests.

LOUISVILLE METRO LAND DEVELOPMENT CODE

1.2.2 Definitions

Primary Residence (or Principal Residence) – A primary residence is the main home of an individual. An individual has only one primary residence at a time. If an individual owns and lives in just one dwelling unit, then that property is his or her primary residence. If an individual owns or lives in more than one dwelling unit, then he or she must apply a "facts and circumstances" test to determine which property is his or her primary residence. While the most important factor is where he or she spends the most time, other factors are relevant as well. The more of these factors that are true of a home, the more likely that it is a primary residence: Factors include, but are not limited to, the address listed on an individual's U.S. Postal Service address, Voter Registration Card, federal and state tax returns, driver's license, state identification card, and/or vehicle registration.

Short Term Rental - A dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days duration, where no meals are served. This term does not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns or boarding and lodging house rooms.

Short Term Rental Host - Any person who is the owner of record of residential real property, or any person who is a lessee of residential real property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for short term rental.

Note:

(Not Part of Amendment)

In response to varying public comments received to date concerning rentals in residential neighborhoods, staff is showing two options concerning short term rentals that are not the primary residences of the hosts in residential zoning districts. The first option would disallow such rentals in residential zoning districts and the TNZD. The second option disallows such rentals in single-family residential zoning districts, but continues to allow such short term rentals in multi-family residential zoning districts and the TNZD.

4.2.63 Short Term Rental of a dwelling unit in a TNZD district that is the primary residence of the host that is not the primary residence of the host or the short term rental Short Term Rental of a condominium unit within a multi-family building that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district and Short Term Rental of any dwelling unit in a TNZD district

A short term rental of dwelling unit that is not the primary residence of the host in a TNZD district or the short term rental of a condominium unit within a multi-family building that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district and a short term rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit. In addition to any conditions of approval, a short term rental and its host shall meet the following requirements:

Option 1

4.2.63 Short Term Rental of a dwelling unit that is not the primary residence of the host or the short term rental of a condominium unit that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district, Short Term Rental of a condominium unit within a multi-family building that is the primary residence of the host and in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district, and Short Term Rental of any dwelling unit in a TNZD district

A short term rental of dwelling unit that is not the primary residence of the host R-5A, R-5B, R-6, R-7, or R-8A district; ~~or the a~~ short term rental of a condominium unit within a multi-family building that is the primary residence of the host in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, or R-8A district; and a short term rental of any dwelling unit in a TNZD district may be allowed upon the granting of a Conditional Use Permit. In addition to any conditions of approval, a short term rental and its host shall meet the following requirements:

- A. The maximum stay for a guest shall be 29 consecutive days. A dwelling unit rented to the same occupant 30 consecutive days or more is not considered a short term rental.
- B. The dwelling unit shall be limited to a single short term rental contract at a time.
- C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus four two individuals with total occupancy not to exceed 10 persons in a dwelling unit regardless of the number of bedrooms.
- D. The building in which the dwelling unit is located shall be a single-family residence, or duplex, or a condominium unit. If the short term rental is a condominium unit, the condominium unit must be the primary residence of the host. All conditional use permit applications for the short term rental of a condominium unit shall include evidence showing the applicable condominium association has taken action to approve the short term rental of the subject condominium. This evidence shall be provided in the form of minutes from an officially called meeting of the applicable condominium association board wherein all condominium owners were notified that short term rental of the subject condominium would be discussed and a majority of the board members voted in favor of permitting /allowing the short term rental of the subject condominium. In addition to notification required by Chapter 11 Part 5A, an applicant for a short term rental within a condominium shall provide notice of the Conditional Use Permit public hearing to all condominium owners within the association. Proof of notification shall be by way of affidavit. This provision shall not be waived or adjusted.
- E. Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.
- F. Outdoor signage which identifies the short term rental is prohibited in residential zoning districts.
- G. There shall be a sufficient amount of parking available for the host and guests, as determined by the Board of Zoning Adjustment. The amount and location of parking shall be based on the land uses and density of the immediate vicinity. Any parking surface that is added to accommodate the short term rental use shall be removed when the short term rental use is terminated.

- H. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
- I. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a one-year period, the Board of Zoning Adjustment may revoke the approval pursuant to section 11.5A.6. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, and mechanical codes.
- J. Prior to commencement of any short term rental on the subject property, the host shall register the short term rental pursuant to the Louisville Metro Code of Ordinances. If the short term rental is not registered within 60 days of the issuance of the conditional use permit, the permit shall become null and void.
- K. An active registration for the short term rental, as required by the Louisville Metro Code of Ordinances, shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months or in the event of a change of ownership and/or host, a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void. In order to recommence short term rentals, a new conditional use permit must be granted if required by this Land Development Code.

4.3.23 Short Term Rentals

In a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7₁ or R-8A district, a short term rental of dwelling unit that is the primary residence of the host is permitted by the Planning Director with special standards set forth in this section. In a OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, EZ-1, W-1, W-2, PVD, PTD₁ or PRD district, any short term rental is permitted by the Planning Director with special standards set forth in this section.

- A. The maximum stay for a guest shall be 29 consecutive days. A dwelling unit rented to the same occupant for 30 consecutive days or more is not considered a short term rental.
- B. The dwelling unit shall be limited to a single short term rental contract at a time.
- C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus ~~four~~ two individuals with total occupancy not to exceed 10 persons in a dwelling unit regardless of the number of bedrooms.
- D. The building in which the dwelling unit is located shall be a single-family residence or duplex unless the dwelling unit is located on property zoned C-R, C-N, C-1, C-2, or C-3, or EZ-1 and the property meets all of the following criteria: 1. The property is within 200' of a TARC route; 2. The property is within .75 miles of a public park; and 3. The property is within one mile of a National Register District or Local Preservation District. This provision shall not be waived or adjusted.
- E. Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.

- F. Outdoor signage which identifies the short term rental is prohibited in residential zoning districts.
- G. There shall be a sufficient amount of parking available for the host and guests, as determined by the Planning Director. The amount and location of parking shall be based on the land uses and density of the immediate vicinity. In the event that a complaint is filed concerning the lack of adequate parking, the Planning Director may require that the host submit a parking study to Planning & Design Services. If the parking study concludes that there is inadequate parking available to the host and guests, the host shall either a) increase the amount of parking or b) discontinue the short term rental use.
- H. The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
- ~~I. In order to maintain a registry of short term rentals, the host of the short term rental shall submit a notice of intent to commence a short term rental to the Office of Planning & Design Services in a form prescribed by the Planning Director. This form may be an online form that does not require the host to visit the office.~~
- ~~J. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a one-year period, the Planning Director may revoke the approval. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, and mechanical codes.~~
- J. In a case in which a) the primary residency of the host is in question due to conflicting documentation or b) inadequate documentation concerning the primary residency of the host is provided by the host, the Planning Director may request that the Board of Zoning Adjustment review the registration and make a determination related to the residency of the host.
- K. The Planning Director has the authority to deny a short term rental registration to any host who has had a registration revoked within one-year of application for the new registration.

LOUISVILLE METRO CODE OF ORDINANCES

§ 115.515 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

DIRECTOR. The Director of the Louisville Metro Department of Develop Louisville.

HOST. Any person who is the owner of record of real property, or any person who is a lessee of real property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for short term rental.

HOSTING PLATFORM. An internet based platform that generally allows an owner or tenant to advertise the dwelling unit through a website and provides a means for potential transient users to arrange short term rental and payment through the hosting platform.

SHORT TERM RENTAL. A dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 30 consecutive days duration, where no meals are served. This term does not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns or boarding and lodging house rooms.

TRANSIENT USER. A person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of less than 30 consecutive days duration.

§ 115.516 ANNUAL REGISTRATION REQUIRED.

No person, firm, or corporation shall own or operate a short term rental on any premises within Jefferson County unless the short term rental has been registered annually with the Louisville Metro Department of Develop Louisville.

§ 115.517 ANNUAL REGISTRATION; FEE.

- (A) Each annual registration for a short term rental shall be per the procedure prescribed by the Director, ~~and approved by the Louisville Metro Revenue Commission~~ and shall be available for paperless, online registration ~~upon the effective date of this subchapter.~~ The registration form, at a minimum, shall include the following:
- (1) The name, address, phone number, and email address of the ~~h~~Host ~~and of a person an emergency contact residing or located in Jefferson County, Kentucky and/or within 25 miles of the short term rental who shall be responsible for addressing any maintenance or safety concerns and nuisance complaints requiring immediate attention. The Host shall provide the emergency contact's information to Transient Users prior to commencing their stays; and~~
 - (2) The location of the short term rental.
- (B) A nonrefundable fee of ~~\$25~~ \$100 shall accompany the ~~annual registration form~~ of a short term rental. ~~The initial registration fee shall be waived.~~

(C) A copy of the current annual registration provided by the Department shall be displayed in a location near the entry to the short term rental that is visible from the exterior of the building.

§ 115.518 COMPLIANCE WITH FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS.

Each separate short term rental shall be in compliance with any currently applicable laws and regulations of the federal, state, or local governments, as may be amended from time to time including but not limited to, laws or regulations on nondiscrimination, zoning, building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, mechanical, and other applicable laws.

§ 115.519 REGISTRATION WITH THE LOUISVILLE METRO REVENUE COMMISSION. TRANSIENT OCCUPANCY TAXES.

- (A) Pursuant to LMCO Chapter 121, transient room Transient occupancy taxes are to be collected and paid by the Host to the Louisville Metro Revenue Commission Metro Government pursuant to this Code; and
- (B) Pursuant to LMCO Chapter 110, the host may be subject to occupational license taxes to the Metro Government. Transient occupancy taxes are ultimately the responsibility of the host, but the collection and remission of all required taxes pursuant to LMCO Chapters 110 and 121 may be paid by a hosting platform on behalf of host if the short term rental is created through a hosting platform that has an agreement with the Metro Government for collection and payment of such taxes to the Metro Revenue Commission.
- (C) The Host shall register with the Louisville Metro Revenue Commission to ensure compliance with all applicable local taxes including the transient room tax and occupational license tax.

§ 115.520 DUTIES OF A HOST.

It shall be the duty of a hHost under this subchapter to ensure that:

- (A) The short term rental meets the smoke detector requirements set forth in LMCO § 94.02 has at least one functional carbon monoxide detector installed in an appropriate location as set forth in Kentucky Residential Code; every sleeping room shall have at least one operable emergency and rescue opening as set forth in the Kentucky Residential Code; and that a clearly marked evacuation plan is posted on the premises;
- (B) There shall be no more than one contract per short term rental at a time;
- (C) At no time shall more persons reside in the short term rental than two times the number of bedrooms plus ~~four~~ two individuals with total occupancy not to exceed 10 persons in a dwelling unit regardless of the number of bedrooms. The occupancy maximum shall be conspicuously posted within the short term rental; and
- (D) There is no signage on the premises of the short term rental advertising or identifying the short term rental in residential zoning districts.

(E) The name and telephone number of the Host and any emergency contact shall be conspicuously posted within the short term rental.

(F) The current name and telephone number of the Host and any emergency contact shall be mailed via certified US mail return receipt requested, to each first tier adjacent property owner. Any changes of the Host or emergency contact shall be re-noticed within ten (10) calendar days.

(G) For a short term rental that is not the primary residence of the Host, the Host shall have the dwelling unit inspected by a fire prevention inspector or a home inspector licensed in Kentucky to determine if there are visible fire or life safety issues that need to be addressed prior to occupancy by guests.

§ 115.521 ADVERTISING ON A HOSTING PLATFORM.

Short term rentals registered in accordance with § 115.517 may be advertised for short term stays of less than 30 days on a Hosting Platform. A Host and/or property owner that advertises an un-registered short term rental on a Hosting Platform is subject to enforcement as stated in §§ 115.522 and 115.999(N)(2).

§ 115.521 115.522 ENFORCEMENT.

In addition to the penalties provided in § 115.999(N), the Director is authorized to enforce the provisions of this subchapter through declaratory, injunctive and other civil actions filed in any court of competent jurisdiction.

§ 115.999 PENALTY.

(N)

(1) Any person who violates any provision of §§ 115.515 through 115.520 shall receive a notice of violation as a warning for a first offense will be subject to a civil penalty of \$50 as imposed by a Zoning Enforcement Officer. A second offense will be subject to a civil penalty of not less than \$100 and no more than \$500 \$250 as imposed by the Director a Zoning Enforcement Officer. A third offense will be subject to a civil penalty of not less than \$500 and no more than \$1,000 as imposed by the Director a Zoning Enforcement Officer. Any additional offense beyond the third offense will be subject to a civil penalty of \$750 as imposed by a Zoning Enforcement Officer. Each day that a violation continues after notice has been served shall be deemed a separate offense. Any person who receives a citation for violating §§ 115.515 through 115.520 may appeal the violation to the Code Enforcement Board.

(2) Any person who violates any provision of §115.521 related to advertising on a Hosting Platform shall receive a notice of violation as a warning for a first offense. Any additional offense will be subject to a civil penalty of \$50 as imposed by a Zoning Enforcement Officer. Each day that a violation continues after notice has been served shall be deemed a separate offense. Any person who receives a citation for violating § 115.521 may appeal the violation to the Code Enforcement Board.

(2)(3) In addition to the penalties provided herein, the Director is authorized to pursue remedial civil actions for violations of §§ 115.515 through 115.520 by civil complaint or

petition for injunctive relief, declaration of rights or other appropriate proceedings filed in the Jefferson County, Kentucky Circuit Court.

RECEIVED AFTER
LEGISLATIVE PUBLICATION DATE
BUT BEFORE 1/24/19 MEETING - PROVIDED TO FC BY HAND
Haberman, Joseph E

From: Liu, Emily
Sent: Monday, January 21, 2019 7:17 PM
To: Haberman, Joseph E; French, Christopher S.
Subject: Fwd: Zoning Commission Hearing - Short-term Rentals
Attachments: Short term rentals.docx; ATT00001.htm

Please include these comments in the record.

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: "Mulvihill, Patrick" <Patrick.Mulvihill@louisvilleky.gov>
Date: 1/21/19 5:38 PM (GMT-05:00)
To: "Liu, Emily" <emily.liu@louisvilleky.gov>, "OBrien, Jeff" <Jeff.OBrien@louisvilleky.gov>
Cc: "Wohl, Geoff" <Geoff.Wohl@louisvilleky.gov>, "Feltner, Sara N." <Sara.Feltner@louisvilleky.gov>
Subject: Fwd: Zoning Commission Hearing - Short-term Rentals

FYI

Sent from my iPhone

Begin forwarded message:

From: Marvin & Linda Chesser <chesserlinda@bellsouth.net>
Date: January 21, 2019 at 4:18:41 PM EST
To: "patrick.mulvihill@louisvilleky.gov" <patrick.mulvihill@louisvilleky.gov>
Cc: Geoff Wohl <geoff.wohl@louisvilleky.gov>
Subject: Zoning Commission Hearing - Short-term Rentals

Councilman Mulvihill,

I am going to be out of town this week but wanted to send my thoughts with you regarding short-term rentals for the Zoning Commission hearing to be held on Thursday, January 24 (see attachment). Please note these comments are me speaking as a long-term resident, not as Mayor.

Thank you for keeping us a 10!

Linda Chesser

January 20, 2019

RE: Planning Commission Hearing - January 24, 2019
Short Term Rentals

Councilman Mulvihill,

I have resided in the City of Watterson Park for forty years, served on the City Council for twenty-six years, and currently serve as Mayor. My comments below are me speaking as a resident of the community. Recently, I attended a CUP hearing for the property located at 4261 Regina Avenue and stayed until all cases were heard so I could gain a better understanding of the short-term rental process. It appears that in order for a permit to be denied or for an existing permit to be revoked, there would need to be several complaints regarding parties and/or parking issues only. It was apparent that the surrounding property owners' comments and concerns are not taken into consideration when issuing a permit. They are only taken into consideration after there have been complaints.

Please share my comments below with the Planning Commission.

- You are not permitted to operate a business out of your home. If the STR is properly registered, there is a Transient Room Tax. STR property owners are required to pay this tax because they are operating a business. A short-term rental is a mini-hotel (commercial business) permitted to operate in a neighborhood zoned for residential family dwellings only. My home is zoned R-1 single family residential and I am not charged this tax because it is my home and not used as a business. This probably depends on how the ordinance was written.
- It is my understanding that most short-term rentals are occupied approximately 75% of the time. Therefore, these homes are vacant the majority of the time. Vacant properties are targets for thieves. Some properties may have alarm systems, but thieves can be in and out in minutes.
- Short term owners appear to expect the surrounding property owners to police their property while they reap the monetary benefits.
- A short-term permit transfers with the sale of the property. This is absurd. It seems something of that nature would require a change to the deed.
- STRs are required to be registered. There are less than five hundred registered in Louisville when there are supposed to be about fifteen-hundred plus operating. Everyone should have to follow the rules. Something is not working in this process.
- Consider limiting the number of STRs on any one street. In the last District 10 newsletter, there are four CUP hearings on Texas Avenue; three within one block.
- Require STR license number be listed on VBRO, Airbnb, etc.
- I agree with the last comment, #124, of the Metro Public Comments page...
"We very much hope the city will do more to restrict these mini-hotels and keep our residential communities just that: residential communities."

Thank you for your consideration.

Linda Chesser

Haberman, Joseph E

From: Myrna Parsley <myrnaparsley@me.com>
Sent: Tuesday, January 22, 2019 8:11 AM
To: Haberman, Joseph E
Subject: Item 7

I am asking you to vote down the proposal to ban all non primary short term rentals for the following reasons:

- 1. If you or any of the opponents to short term rentals have not spent at least one night in a short term rental anywhere in the world, you are not qualified to make an intelligent decision about short term rentals.**
- 2. Short term rentals qualify as a small business in the US. Small businesses are the backbone of the US and pay more taxes than anyone.**
- 3. Opponents of short term rentals are worried about their property values. Short term owners are also. Short term owners improve their property more than most home owners and also sometimes pay cash for their property. They want property values to go up also. They do not want bad neighbors either.**
- 4. Opponents worry about drunken parties. Short term owners worry about drunken parties also. Most short term rental owners do not allow parties in their house rules. Neighbors who live next door to the short term rentals also give parties. Do they drink and make noises when they have a party?**

If a short term guest violates the house rules the owner can ask them to leave the home that very day and the guest still has to pay the owner for the entire booking period and it doesn't matter if they booked for one night or 29 nights.

When a long term renter gives a drunken party you can not make them move if they did not violate their long term lease. When they are asked to move, the owner needs to give the tenant at least 30 days to move and if the owner has to evict the tenant it can take 60 to 90 days to remove the tenant. The owner has to pay to have the tenants furniture put on the curb. Most of the time the tenant has destroyed the long term rental home and owes the owner thousands of dollars and will cost the owner an additional \$10,000 to \$50,000 in damages to the home.

- 5. After a guest checks out of a short term rental they are asked to rate the owner on cleanliness, communication and anything the guest wants to share about the stay. Owners need 4 or 5 stars to attract future guests to rent their properties. Needless to say, an owner breaks their back to get a good review. A long term renter doesn't care because they have probably a one year lease and do not rate the owner.**
- 6. The owner also rates the short term guest. Neither the guest nor the owner sees the review until both send in their rating. If the owner sends in a bad review, the next time the guest books another short term property the owner sees the review and decides if they want to rent to that person.**
- 7. If the owners continue to receive low star reviews their property will not be booked and will go out of business eventually. When a guest has several bad reviews future owners are afraid to let them book. The guest also has to furnish a government issued ID.**

8. **The first question asked by the city when an opponent is against short term rentals for any reason is “Have you ever spent a night in a short term rental”? If they have not, they do not have enough knowledge to be against short term rentals.**

Myrna Parsley
614-395-2244

Haberman, Joseph E

From: Luanne Maguire <lmaguire@oriusa.com>
Sent: Wednesday, January 23, 2019 8:48 AM
To: Haberman, Joseph E
Subject: Opposition to Moratorium On Short Term Rental
Attachments: Short Term Rental Amendment.docx

Mr. Haberman

Please see the attached letter for comments for the planning meeting tomorrow to discuss and vote on Short Term Rental stipulations. I wanted to attend this meeting but since I have a full time day job the timing of the meeting prevents me from doing so.

I hope you consider all the good that these compliant SUPERHOSTS/AMBASSADORS are doing for the city of Louisville before making any rash decisions.

Feel free to contact me with any questions 502-376-9337 Cell

Luanne Maguire | 1220 S 6th Street -- AirBNB Superhost

January 22, 2018 TO WHOM IT MAY CONCERN ON SHORT TERM RENTALS

I am writing you because I **oppose** the proposed moratorium on the City issuing short-term rental permits in residential areas. This issue will be voted on Thursday evening (12/13/18) by Metro Council. By putting a moratorium on short-term rental permits, you limit my property rights. I could rent long-term, but I don't want go that route. Long-term renters have a tendency to destroy properties inside and out, and they don't have a vested interest in their community. By having my short-term rental, I am continually vested in my community, my neighbors, and especially my property.

I own a short-term rental property, and I rent it completely above board and by the law. I have my Conditional Use Permit (CUP), and I went through the entire process legally. I was required to have a neighborhood meeting because my rental is not my primary residence, and I jumped through all the hoops (legally) so I could be listed on AirBnB and related websites. First and foremost, I AM A GOOD NEIGHBOR to adjoining homes around my short-term rental. I know my adjoining neighbors would agree too...I cut the grass, rake the leaves, keep my rental home in pristine condition (inside and out), and I require my renters park in the driveway and not on the street, so as not to bother neighbors. I require a 2-night minimum stay to avoid the parties, and my renters are mostly families, here for their kids sporting events, family reunions, and weddings. My other guests come to Louisville for conventions, or are here just visiting Kentucky and the bourbon trail and generally being tourists. My guests are fantastic!

I am echoing these thoughts and the thoughts of many Short Term Rental Super Hosts in our City. We are the ambassadors you cannot afford to pay. We enjoy being a warm and welcoming committee to our neighborhoods and our local economy.

I live next door to my Short Term Rental and I have a daily eye on my property as my guests that come and go. I check with my neighbors often the make sure they are not inconvenienced.

There may be some offenders with this Short Term Rental Business like any other "thing" that goes on in our city. But do not punish those who are working to better our community using this tool.

January 22, 2018 TO WHOM IT MAY CONCERN ON SHORT TERM RENTALS

I live in Old Louisville and we have longed for things that can bring people to our neighborhood much like the Bardstown Road Corridor, NuLu and Butchertown. Air BNB is a great way to make people traveling to our city a part of our neighborhood and able to enjoy what we have to offer.

The extra income from my short term rental provides funds to maintain the over 100 year old home that we have invested in – there are many homes in our neighborhood that could benefit if someone is allowed to proceed with a controlled process for short term rental.

Air BNB also became a part of my retirement plan with stocks and other investments faltering it seemed like a no brainer to do what I love to do which is show people what Louisville has to offer.

I am also a Superhost and Air BNB holds us to certain standards that is a win win for all. Please work to regulate those who operate less than desirable short term rentals and are bad neighbors (short term or long term) much like the long term rental slum lords in our lovely neighborhood and leave us with legitimate and ongoing concerns to continue to host and welcome people to our neighborhood.

Please think twice before punishing people that work hard everyday to maintain our properties and provide an alternate to hotels for families and others traveling to our city. For these folks to feel the true hospitality of our beautiful neighborhoods.

Please let us continue to operate with the rules you have set in place and work to start to weed out the people that don't want to follow the rules, regulations and be good stewards with short term rentals - Luanne Maguire - SUPERHOST

Haberman, Joseph E

From: Maya Sharma <MSharma@cta.tech>
Sent: Wednesday, January 23, 2019 12:13 PM
To: Haberman, Joseph E
Subject: CTA Letter to Planning Commission re: STRs
Attachments: Letter to Louisville Planning Commission 1.23 - Consumer Technology Association.pdf

Dear Mr. Haberman,

On behalf of the Consumer Technology Association (CTA), I would like to submit the attached letter to the Louisville Planning Commission, ahead of the hearing on proposed changes to the STR rules.

Thank you,
Maya

Maya Sharma
Government Affairs | Consumer Technology Association (CTA)
(d) 703-907-7625 | (e) msharma@cta.tech

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

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Consumer Technology Association

1919 S. Eads St.
Arlington, VA 22202
703-907-7600
CTA.tech

January 23, 2019

The Louisville Planning Commission
444 S. 5th Street
Louisville, KY 40202

Dear Members of the Louisville Planning Commission:

On behalf of the Consumer Technology Association (CTA)TM and our more than 2,200 member companies, I would like to express opposition to the previously introduced Louisville City Council staff's proposals to outlaw short-term rentals (STRs) in non-primary residences. Last month, I had written to convey CTA's position with these discussions and would like to reiterate that while there are valid concerns regarding the city's STR rules, the proposals drafted are not the right solution for Louisville residents. Instead of placing a prohibition on secondary homes, we encourage Louisville to find ways to enforce existing regulations, looking to other cities with streamlined registration and permitting processes as models.

Short-term rental platforms, such as HomeAway, VRBO, or Airbnb have provided both communities and travelers great value. By embracing the sharing economy, short-term rentals offer homeowners opportunity to make ends meet, and tourists a more convenient, cost-effective solution when traveling. Louisville is a nationally-known destination, attracting visitors for the Kentucky Derby, bourbon distilleries, or a chance to see the Louisville Slugger Museum. With things to do for all ages and backgrounds, STRs play a key role in making Louisville a more accommodating, affordable, and accessible destination.

A compromise balance can be struck. For example, cities like Seattle and San Antonio recently passed STR regulations that allow secondary home rentals, alongside a simplified registration and permitting process for the city to keep track of hosts through. By making this process easier for homeowners, the city can take a step towards a productive solution. Airbnb's voluntary tax collection and remittance agreement with Louisville also shows their mutual desire to simplify the regulatory process and reduce difficult requirements on hosts to submit paperwork on their behalf. The registration requirements for primary and non-primary residences, and the earnings reporting requirements are a starting point for Louisville before passing onerous prohibitions.

For these reasons, I urge you to oppose the prohibition of STRs in secondary homes. CTA and our member companies look forward to working with you to ensure that Louisville adopts innovative solutions to the city's concerns.

Sincerely,



Michael Petricone
Sr. Vice President, Government Affairs

Producer of



Haberman, Joseph E

From: Mandy Montgomery <montgomery.mandy@gmail.com>
Sent: Wednesday, January 23, 2019 1:31 PM
To: Haberman, Joseph E
Subject: Short term rental prohibition

Dear Mr. Joseph Haverman

I am writing in strong opposition to the discussion taking place within the Planning Commission tomorrow about prohibiting short-term rentals in non-primary residences in the city. This is a clear intent to limit the property rights of Louisville residents who, like me, choose to responsibly share our homes.

I have been renting the property adjacent to my primary dwelling for a couple of years now. It has not only provided my family an additional source of necessary income, but has also given us a place to practice hospitality and a sense of partnership in the community as we strongly support and encourage tourism in Louisville. We actually feel like ambassadors, even evangelists, for this great city that we love!

I am asking then that my property rights be respected. We take amazing care of our home. We foster a sense of belonging to the city. We support local businesses and encourage others to do so as well. We have all the necessary permits and pay our taxes on time. We love hosting others from around the country (even the world) to share in all things Louisville!

Please help preserve my right to share my home here in the city by opposing the ban, protecting my property rights, and allowing my family to continue utilizing our gifts for the good of the city.

Sincerely,
Mandy Montgomery
1027 E Breckinridge Street
Louisville, KY 40204

Sent from my iPhone

Haberman, Joseph E

From: Matthew Kiessling <mkiessling@traveltech.org>
Sent: Wednesday, January 23, 2019 3:29 PM
To: Haberman, Joseph E
Cc: Matthew Kiessling
Subject: Travel Technology Association Letter Re: Proposed STR Regulations
Attachments: TTA-Louisville Letter on STRs 1.23.19.pdf

Please find a hard copy of the below text attached on letterhead

Dear Louisville Planning Commission,

My name is Matthew Kiessling and I serve as the Vice President of Short-term Rental Policy for the Travel Technology Association. My organization represents short-term rental platforms like AirBnB, [Booking.com](#), HomeAway, TripAdvisor Vacation Rentals, and VRBO. With that in mind I write to urge the Planning Commission to reject City staff's proposal to ban short-term rentals in non-primary homes in Louisville.

The City's current challenges with short-term rentals are a direct result of an onerous and complex permitting process, something our organization has noted over the years as a leading cause for low compliance. At the same time, forward thinking, progressive cities have recognized the value that short-term rentals and the sharing economy bring to their communities and their residents. In the past year both Seattle and San Antonio have passed short-term rental regulations that expressly permit secondary residences, while creating streamlined registration processes to allow those cities to effectively enforce their rules. And there are many regulatory models for short-term rentals across the country that do not eliminate the ability for people to share their homes.

A blanket ban on non-primary residences is not the answer, and we strongly urge you to forego City staff's proposal to ban non-primary short-term rentals, and embrace more measured and reasonable approaches that uphold the welcoming and entrepreneurial nature of the Derby City. Instead, we encourage the city to pursue regulations that add value to and enrich the City's appeal as a unique and diverse destination. Louisville is a progressive city, and as such, should embrace the sharing economy and the increased options it provides to tourists.

Additionally, tourism benefits greatly from short-term rentals, and in turn, so do local businesses and the local economy overall. Short-term rentals foster economic prosperity by bringing visitors to small businesses outside of traditional tourist areas and helping everyday residents become entrepreneurs and earn additional income-income that in turn stays in the community. Short-term rentals, particularly those which are not someone's primary residence, can also help improve property values in areas where there may be empty homes as a result of economic downturns. From increased tax revenue to consumer spending, the benefits are tangible.

We encourage the City reject the current staff recommendations and instead seek a more practical path that will benefit the entire city. The Travel Technology Association, as well as our members and many local short-term rental owners, operators, and hosts are available to the city as a resource. We encourage you to consider their input as you continue to work toward developing reasonable short-term rental policies, and look forward to the opportunity to work with you.

Sincerely,
Matthew Kiessling
Vice President, Short-term Rental Policy
The Travel Technology Association
www.traveltech.org



January 23, 2019

City of Louisville Planning Commission
514 W. Liberty Street
Louisville, KY 40202

Dear Louisville Planning Commission,

My name is Matthew Kiessler and I serve as the Vice President of Short-term Rental Policy for the Travel Technology Association. My organization represents short-term rental platforms like AirBnB, Booking.com, HomeAway, TripAdvisor Vacation Rentals, and VRBO. With that in mind I write to urge the Planning Commission to reject City staff's proposal to ban short-term rentals in non-primary homes in Louisville.

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We encourage the City reject the current staff recommendations and instead seek a more practical path that will benefit the entire city. The Travel Technology Association, as well as our members and many local short-term rental owners, operators, and hosts are available to the city as a resource. We encourage you to consider their input as you continue to work toward developing reasonable short-term rental policies, and look forward to the opportunity to work with you.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Kiessling". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Matthew Kiessling
Vice President, Short-term Rental Policy
The Travel Technology Association
www.traveltech.org

Haberman, Joseph E

From: Viviana Jordan <viviana.jordan@airbnb.com>
Sent: Wednesday, January 23, 2019 6:16 PM
To: Haberman, Joseph E
Cc: OBrien, Jeff
Subject: Letter for Planning Commission's 1/24 Meeting Re: Agenda Item No. 7
Attachments: 2019-01-22 Letter to Louisville Planning Commission Re_ Non-Primary Residence STRs.pdf

Good Afternoon, Mr. Haberman,

I hope this message finds you well.

Attached please find a letter regarding item no. 7 on the Planning Commission's agenda for tomorrow's meeting. Would greatly appreciate you sharing this correspondence with them.

Thank you.

Best,

-Viviana



Viviana Jordan
Public Policy
U.S. • Southeast
Airbnb Citizen



January 23rd, 2019

Planning Commission
Louisville Metro
444 S. 5th Street
Louisville, KY 40202

RE: Opposition to January 24th, 2019 Planning Commission Agenda Item No. 7 - Short-Term Rental Ordinance Amendments: Ban Proposal

Dear Planning Commission Members,

I am writing to you today as a follow-up to our letter from last month regarding the city's efforts to amend its existing short-term rental (STR) regulations. The proposed ban on short-term rentals in non-primary residences is short-sighted and disproportionate to the issues that have been raised with relation to STRs in your community. Furthermore, the proposal is out of step with cities across the country that have taken action to support the economic engine of short-term rentals - cities like Philadelphia and Tallahassee - and not in line with Louisville's tradition as a progressive city. The proposed ban will hurt tax-paying hosts, weaken the city's tax revenue, reduce the ability for guests to visit Louisville, and negatively affect local small businesses that benefit from the sharing economy. It is because of this that we urge you to oppose this excessive and harmful measure.

Short-term rentals are an increasingly important component of Louisville's economy. In the last year alone, over 2,000 Airbnb hosts welcomed more than 100,000 guests to every corner of the Derby City. Many of these hosts -- 60 percent of whom are women -- are individuals and families who share their homes occasionally to pay for their mortgage, medicine, and student loans, or save money for retirement or a rainy day. On average, our hosts in Louisville earn about \$4,500 each year in supplemental income by sharing their homes. In fact, our data shows that last year, a majority of our entire-home hosts in Louisville shared a home less than 30 days.

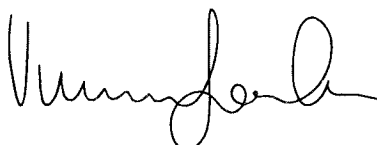
While primary residence hosts are a significant part of Airbnb's community, we are also home to hosts who share secondary residences that could otherwise lie empty without the short-term rental economy. Indeed, many cities across the country have recognized the value of these properties to their economy. To this point, a significant part of Airbnb guest spending is done in

the neighborhood in which a guest stays, driving visitor spending to neighborhoods that haven't traditionally benefited from tourism.

We respectfully request that you reject the proposed ban on short-term rentals in non-primary residences, and instead consider a measured approach that would focus on improving enforcement of existing regulations. We stand ready and willing to work with you to move away from an outright ban, and instead work collaboratively on a process to address bad-actors.

Thank you for your thoughtful attention on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Viviana Jordan". The signature is fluid and cursive, with a large initial "V" and a long, sweeping underline.

Viviana Jordan
Public Policy, U.S. Southeast
Airbnb

Cc: Mr. Jeff O'Brien, Develop Louisville

Haberman, Joseph E

From: Christopher Padgett <chrispadgett1@mac.com>
Sent: Wednesday, January 23, 2019 10:00 PM
To: Haberman, Joseph E
Subject: Short Term Rental Perspective and Suggestions for Improving the Democratic Process

Hi Joe, thanks for the offer. Can you please include the following in case file. Thank you and have a good day.

Dear Commissioners and Metro Council Officials,

I am concerned about mounting independent evidence that suggests Airbnb is degrading neighborhoods and the negative impact they are having on full time owner residents living in close proximity. I am also concerned about the high concentration of short term rental applications that have been approved in a small number of Metro Council Districts. I write offer solutions to improve the process for your consideration.

To provide a very specific example, I find it extremely ironic that my neighbor who obtained the short term rental from BOZA for the Carlton Terrace house late last year, is the exact same neighbor who tried to collect the signatures necessary to get speed humps placed on Boulevard Napoleon. She is an excellent neighbor. I know her personally. If anyone were to receive an Airbnb permit for a house in Belknap, I'd rather it be her than any other neighbor I know. I am confident she'll manage the property well.

However, here's the kicker -- **she led this effort to get speed bumps on Boulevard Napoleon**. She went *door-to-door* over several weekends and ultimately, she *couldn't get enough signatures*. She got very close, but didn't reach the threshold needed for Public Works to consider putting speed humps on the street.

I find it interesting how low the threshold is to get a short term rental permit, but how high the threshold is to get speed humps! Speed humps are intended to slow traffic, improve safety in a neighborhood. But in the same neighborhood, that same neighbor who couldn't get speed humps put in because she couldn't get enough signatures on a petition, could ***very easily*** turn a single family home into hotel. A hotel that can introduce elements into the neighborhood that could degrade it. And, she got the short term rental permit regardless if *every single neighbor around that property* signed a petition against it.

I share this specific example because I think it spotlights the slanted equilibrium that exists with how easy it is to get these Airbnb permits.

Here are the three suggestions I offer for consideration by BOZA Commissioners and the Metro Council:

1. **Limit the number of Airbnb property licenses per council district.** This one step may encourage those wanting to have an Airbnb property to open one in a council districts throughout Louisville and may spur economic development in parts of town that travelers typically do not receive tourist dollars. Surely, council districts who want more economic development could see the benefit of this balance?

2. **Limit the number of Airbnb properties one company (or person) may hold to no more than three properties.** I am concerned about the growing number of applications by commercial entities (LLCs, hedge funds, etc). I am concerned about one commercial concern owning and operating 10, 20, 50, 100 Airbnb properties.

and perhaps the best suggestion I've heard is:

3. **Require a certain percentage of homeowners in the neighborhood block to sign-off on an Airbnb property permit in their area.** In the Carlton Terrace example, the neighbors were overwhelmingly opposed to the application. Why not use the same threshold needed for a block to get a speed hump for a block to get an short term rental?

The bottom line is when I moved back to Louisville from Chicago in 2007, I could live anywhere in the city I wanted to do so. I chose to purchase my home in Belknap because I saw it as a great neighborhood and and even better investment. Since then, I've served as a volunteer president of my neighborhood association and invested significantly in improving my home. Someone shouldn't be able to open up an Airbnb hotel next door to me or any other neighbor without a democratic process in place that safeguards the homeowners who live full time in a neighborhood. If the city requires the collection of signatures to makes it incredibly difficult to put in a speed hump to do something as basic as slowing traffic to make a neighborhood safer, it ought to have a similar threshold in place for an Airbnb applicant to obtain signatures for getting a short-term rental property approved.

With all my best,

Chris Padgett
2236 Boulevard Napoleon
Louisville, KY 40205



JOHNSTON
THE KDC BUILDING
1127 LOGAN STREET, SUITE 200, PO Box 4371
LOUISVILLE, KY 40204
(T) 502-550-8032 (E) RDJOHNSTON.ATTY@GMAIL.COM

December 10, 2018

Vince Jarboe
Planning Commission
444 South 5th Street
Louisville, KY 40202

Re: Short Term Rental Ordinances

Dear Mr. Jarboe,

I am writing as an owner of and legal counsel for the Howard Hardy House, a multi-unit short term rental located at 429 South 2nd Street in downtown Louisville. I am also writing as a small business owner and a small-scale property developer here in town.

I realize I have missed the deadline for public comment on the pending proposed ordinances relating to short term rentals, and regretfully I was unable to attend the public hearing last week. Nevertheless, having had the honor of appearing before your commission a couple of years ago in a rezoning matter and being encouraged by the process and what I perceived to be your thoughtfulness on matters concerning my project at the time, I hope you will give some consideration to the following.

I think that any blanket ordinance that doesn't account for the distinction between property zoned residential and those zoned commercial should not pass your scrutiny. I totally understand concerns that a residential property owner might have about the encroachment of short-term rentals into traditional residential neighborhoods, and I am sympathetic to those concerns. I think it is inappropriate however, to lump properties zoned commercial in any ordinance designed to address residential concerns.

To the point, I hope that you will see fit to recommend that an exception be carved out to any ordinance seeking to regulate short term rentals, and that this exception should apply to properties that are zoned for commercial use.

Thank you for your attention to this letter and your thoughtful service on the commission. Please let me know if you have any questions or concerns or if you would like to discuss further.

Best,

A handwritten signature in black ink, appearing to be 'RJ' followed by a large, stylized flourish that loops around and ends with a horizontal line.

Robert Johnston

Haberman, Joseph E

From: Haberman, Joseph E
Sent: Friday, January 18, 2019 4:50 PM
To: 'vince.jarboe@metroboards.org'; 'marilyn.lewis@metroboards.org'; 'robert.peterson@metroboards.org'; 'david.tomes@metroboards.org'; 'Richard Carlson'; 'lula.howard@metroboards.org'; 'Emma Smith (Emma.Smith@metroboards.org)'; Brown, Jeffrey E; Robinson, Donald; 'ruth.daniels@metroboards.org'
Cc: Liu, Emily; Reverman, Joe; Whitty, Paul B; Carroll, John G.; Fiechter, Travis J.; Davis, Brian
Subject: Short Term Rental Amendment - 18AMEND1002
Attachments: 18AMEND1002_Public Comments Post 12-6-18 Meeting Through 1-18-19 (2of2).pdf; 18AMEND1002_Public Comments Post 12-6-18 Meeting Through 1-18-19 (1of2).pdf

Commissioners, please find additional public comments regarding the short term rental ordinances that were received after the commencement of the 12/6/18 planning commission and before close of business today. Thanks, Joe

From: Haberman, Joseph E
Sent: Wednesday, December 5, 2018 5:28 PM
To: vince.jarboe@metroboards.org; marilyn.lewis@metroboards.org; robert.peterson@metroboards.org; david.tomes@metroboards.org; Richard Carlson; lula.howard@metroboards.org; Emma Smith (Emma.Smith@metroboards.org); Brown, Jeffrey E; Robinson, Donald; 'ruth.daniels@metroboards.org'
Cc: Liu, Emily; Reverman, Joe; Whitty, Paul B; Carroll, John G.; Fiechter, Travis J.; Davis, Brian
Subject: Short Term Rental Amendment - 18AMEND1002

Commissioners, please find public comments regarding the short term rental amendments that were received after the publication date of the staff report and before close of business today. I will provide you with a hardcopy of the comments, including any comments received tonight or tomorrow, at the meeting. Thanks, Joe

Joseph Haberman, AICP
Planning Manager
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-5178
<https://louisvilleky.gov/government/planning-design>



**DEVELOP
LOUISVILLE**
LOUISVILLE FORWARD



Haberman, Joseph E

From: Cynthia Brown <cdbrownrn@yahoo.com>
Sent: Wednesday, December 5, 2018 9:09 PM
To: Greg Fischer_(Mayor); Green, Jessica; Barbara.Skanklin@louisvilleky.gov; Woolridge, Mary; Barbara.sextonsmith@louisvillekr.gov; .Hamilton@louisvilleky.gov; James, David A; Leet, Angela; Coan, Brandon; Gill.hollander@louisvilleky.gov; Patrick.Mujlvihill@louisvilleky.gov; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

To Whom It May Concern:

I own 1450 S. 6th Street. If I were not permitted to do my short term rentals at this property to cover the property taxes, property insurance and utilities, I would have to sell this property. Another reason I like to have this property and do the short term rentals is that I can have full use of the house when I need or just want it. If I had long term tenants in there, it would be of no use to me, and there is the likelihood that my inlaid hardwood floors would be damaged and who knows what else, as I have found long term tenants do not take care of rental property very well.

I have had a total of six guests at my house over the course of September, October and November. I have suspended renting out the property at this time because I cannot be there. I have always been on the site when it has been rented out. I was trying it out to see how it would work. I had very good guests, that left the space immaculate. I rented through Airbnb, and I was impressed by the clientele that I had. One of the guests purchased a horse at the Breeders Cup. Everyone that rented my place was a professional that I could easily look up and vet.

The purchase of this property was a 1031 exchange which has to be like for like property to meet the IRS Code. So I have to make it a profitable property. It was an exchange out of a commercial property in Los Angeles to this property in Louisville. I had looked at the market and there seems to be an approximately 4% steady appreciation in Old Louisville in that area. So I chose to invest in your City. I immediately put about \$60,000 cash into the house to build a garage so that anyone I had at the house would not take up parking on the street and just to maintain the house for the future. I wasn't able to do anything really good like kitchen and bath remodel because it was cost prohibitive. I used to own 1238 Brook Street between the years of 2007 and 2010. Because of all of the restrictions of the Old Louisville Landmarks, and the expense of just maintaining the house to that organization's standards, I ended up selling the property in 2010. It appeared at the time that Landmarks would rather let the windows rot in the frames than for someone to replicate the historical look in an efficient window replacement. I decided to give up and returned to Los Angeles. I came back to Louisville and purchased 1450 S. 6th in 2017 only to find the same kind of restrictions just in a different way. I got the Conditional Use Permit. At the hearing it was voiced that I needed to have someone close by or myself at the property in the event that any short term guest needed something. So, I have been there every time I have rented the house out.

I have to say, Louisville sure does make it difficult to own property there. I have had to jump through ridiculous hoops both times now, like I don't know what to do with my own investment. I do not need to oversight of the City. I can do it myself.

And just another added fact: I built a three car garage at the back of the property off of the alley behind the house. Because of all of the restrictions and codes that I had to adhere to because the property is in Old Louisville, I can say that it cost me at least \$10,000 more to build what should have been a simple garage. I have footers in there that could hold a second story thanks to these codes and restrictions and I was not even allowed to put a second story, or maybe I could have, but who knows how much more that would have cost? All of your codes and restrictions make it prohibitive to invest in this area.

I filed all of my TRIM-S forms and really your City is getting their money, I have improved the area by caring for my house, I have followed all of your rules and jumped through your hoops and now you want to prohibit me from conducting minimal business to maintain the house and pay the taxes, insurance and utilities. I don't want to sell it, but I may be forced to. Your property taxes, believe it or not, ARE MORE THAN MY PROPERTY TAXES WERE IN LOS ANGELES.

I could not be at this meeting as I only received notice of it on Tuesday, December 4. I am a real estate investor and have closings on the sale of two properties in North Carolina on December 6 and 7 and I fly to Los Angeles on December 7, but I really wish I could address this committee. If possible, I would ask that someone read this to all attending this meeting on this subject.

Sincerely,

Cynthia Brown
1450 S. 6th Street
Louisville KY 40208

Mailing Address:
671 Grundy Road
Somerset KY 42501

(818) 422-8263



Virus-free. www.avg.com

Haberman, Joseph E

From: Michael Neumann <michaelvneumann@yahoo.com>
Sent: Wednesday, December 5, 2018 9:24 PM
To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: Airbnb Host SUPPORTING Limits

Dear members of the Council and Mayor,

Today I received an email from Airbnb alerting me to a planning commission meeting scheduled for tomorrow, December 6, which will, in-part, be discussing limiting or restricting short-term (aka Airbnb) rentals in non-primary residences. The request from Airbnb was that I attend the meeting and ask you to vote no on this proposal. On the contrary, I am asking you to SUPPORT IT. In fact, here's what I wrote back to Airbnb:

"The 'success' of Airbnb in this community has come at a heavy price for those of us who DO rent out rooms in our primary residences, unlike others who are now buying multi-unit buildings with the sole intent to Airbnb out those rooms for pure profit. When I started hosting some 7 years ago I was able to get nearly \$60 a night for each of the two rooms in my Highlands bungalow and I was booked better than 80% of the time. Today, I'm down to \$29 a night for one room and \$39 a night for the other. The \$39 a night room is nearly always empty (and I'm a SuperHost)! My income is off by nearly half - income that I rely on to cover my mortgage while I get my massage business off the ground."

It's coming to the point that I can't "make ends meet" by hosting, and so I PLEAD with you to take action and restrict people from being able to Airbnb (or short-term rent) property which is NOT their primary residence.

The email from Airbnb was so self-serving and really got me riled up. I concluded my email to them by continuing: "And yet all Airbnb does is to send me messages telling me if I want more business I need to cut my price. Well f--- you. Are YOU cutting your fees to hosts to help ensure our survival? Are you bringing in less profits with more hosts joining the ranks? I don't think so. In fact, your asking me to reach out to members of the council to ask them to vote no only serves Airbnb. It doesn't help me at all. So f--- you, Airbnb. I hope this bill passes and now that you bring it to my attention, I will reach out to members of the council and tell them to pass it."

Respectfully,
Michael Neumann
1729 Deer Lane
Louisville, KY 40205

502-345-6073

Haberman, Joseph E

From: JAMES HODGES <jamesky232@yahoo.com>
Sent: Wednesday, December 5, 2018 11:34 PM
To: Greg Fischer_(Mayor)
Subject: Airbnb

My name is Ronnie Atkins I am a city firefighter in Bowling Green Ky. I own a home at 1013 S Shelby St. I rent it out on AirBnB. This allows me A home to come to stay at least one or sometimes twice a month. I Always bring one or more friends with me. While here we go to local restaurants Near my house. Such as Come Back Inn, Hammerheads, Four Pegs, Scarlette's bakery and Eiderman . We also go to different businesses On Bardstown Road and other areas in Louisville. I also hire two local people From the neighborhood. One to clean the house and another for maintenance and yard care. In my house I have a list of all the local businesses near the house. From being able to rent my house on Airbnb I have been able to buy 1025 S shelby street. It was an an abandoned house that I am now renovating. So from me being able to operate my house on Airbnb on Shelby it is helping me Give back to my local neighborhood, area businesses. If you vote against Airbnb I will have no choice but to sell and not be able to help restore the shelbypark Area. Louisville is one of my favorite city's. Because of its versatility and commitment to tourism. And I think Airbnb is a huge part of making the city what it is today. I actually live a lot closer to Nashville TN. They are very accepting of it. And letting it help the city and TN prosper. I urge you to not put restrictions on Airbnb so that I Can continue to have a place. Or several in Louisville. To stay and enjoy what a great city it is. Thanks. Ronnie Atkins.

Haberman, Joseph E

From: Mandy Montgomery <montgomery.mandy@gmail.com>
Sent: Thursday, December 6, 2018 7:42 AM
To: Greg Fischer_(Mayor); Sexton Smith, Barbara; Elliott Jones
Subject: Short-term rental prohibition discussion today

Dear Mayor Greg Fisher and Ms. Barbara Sexton-Smith,

I am writing in strong opposition to the discussion taking place within the Planning Commission today about prohibiting short-term rentals in non-primary residences in the city. This is a clear intent to limit the property rights of Louisville residents who, like me, choose to responsibly share our homes.

I have been renting the property adjacent to my primary dwelling for a couple of years now. It has not only provided my family an additional source of necessary income, but has also given us a place to practice hospitality and a sense of partnership in the community as we strongly support and encourage tourism in Louisville. We actually feel like ambassadors, even evangelists, for this great city that we love!

I am asking then that my property rights be respected. We take amazing care of our home. We foster a sense of belonging to the city. We support local businesses and encourage others to do so as well. We have all the necessary permits and pay our taxes on time. We love hosting others from around the country (even the world) to share in all things Louisville!

Please help preserve my right to share my home here in the city by opposing the ban, protecting my property rights, and allowing my family to continue utilizing our gifts for the good of the city.

Sincerely,
Mandy Montgomery
1027 E Breckinridge Street
Louisville, KY 40204

Sent from my iPhone

Haberman, Joseph E

From: diana bonnarens <dbonnarens@gmail.com>
Sent: Thursday, December 6, 2018 8:10 AM
To: Greg Fischer_(Mayor)
Subject: Airbnb meeting

Good morning

Please oppose the ban on Airbnb. I love Louisville and have raised my 4 children in this wonderful place. I am currently on the west coast taking care of my aging parents. Using Airbnb allows me to keep my house in Louisville. I would like to return to my house and not be forced to sell it. Please allow me to keep using Airbnb. It has worked out so well, the guests have been lovely, they have enjoyed Louisville and have contributed to the local economy. They have been respectful of my neighborhood and my property.
Thank you for your time and consideration

Diana Bonnarens

Haberman, Joseph E

From: Allison sivori <allisonsivori@yahoo.com>
Sent: Thursday, December 6, 2018 8:26 AM
To: Greg Fischer_(Mayor)
Subject: Air bnb

Dear Mayor Fischer,

I have never written a note or email to a politician. However, I was compelled to based on the upcoming hearing about possibly banning Airbnb from the Louisville market. As a traveling medical sales rep, I often use this service in cities where I travel. Please keep Louisville current and relevant for travelers coming to our city. Also, I use this service to rent out my home annually for the KY Derby to help pay for my son to attend St. Xavier. I would like to continue to do so. Thank you for hearing my opinion and I hope we can keep this service available to visitors and residents alike!

Sincerely,

Allison Sivori
1-502-592-4563 cell

Sent from my iPad

Haberman, Joseph E

From: OBrien, Jeff
Sent: Thursday, December 6, 2018 12:51 PM
To: Haberman, Joseph E; Liu, Emily
Subject: FW: Short Term Rentals

FYI

Jeff O'Brien
Department of Develop Louisville
LOUISVILLE FORWARD
Office – 502.574.1354
Mobile – 502.434.9985

From: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Sent: Thursday, December 6, 2018 12:18 PM
To: jcarli00@gmail.com
Cc: Weatherby, Jasmine <Jasmine.Weatherby@louisvilleky.gov>; OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: Re: Short Term Rentals

Thanks, John, for your very thoughtful comments. I assure you that what I'm looking for in short term rental reform are sensible changes to get rid of and prevent problem properties, first and foremost. I am open-minded about everything and have been working closely with Airbnb among others to negotiate some solutions that I think will help us achieve the right balance.

Also, you didn't ask specifically but no matter what happens your existing CUPs will not be taken away from you.

Thanks Very Much,

Brandon Coan

Metro Council District 8
(502) 574-1108

601 W. Jefferson Street
Louisville, KY 40202

Please sign-up to receive important notifications regarding District 8! Our goal is to increase from zero to 8,000 engaged subscribers by 2019.

From: John Carli <jcarli00@gmail.com>
Sent: Thursday, December 6, 2018 10:34:28 AM
To: Coan, Brandon
Subject: Short Term Rentals

Dear Mr. Coan,

I am writing you today to express my **opposition** to the City of Louisville's Planning Commission proposed ban on prohibiting short-term rentals in non-primary residences within Jefferson County. I am presently involved with 2 short-term rentals within Jefferson County, and both residences have CUPs (conditional use permits). This ban would be a clear intent to limit my property rights, and limit who I can rent my properties to.

There are so many advantages to short-term rentals versus having long term rental properties. The first advantage is the tax revenue it generates for the City of Louisville, and the State of Kentucky. For example, there are 4500+ homes registered on AirBnB in the State of Kentucky, and over 2000+ homes listed in Louisville. In 2017, Louisville welcomed over 100,000 guests alone on the AirBnB website. That doesn't include other websites such as VRBO, HomeAway, etc. Just think of the tax revenue that is generated for local government with those numbers? The one advantage AirBnB has is that they collect ALL Kentucky taxes, and then those taxes are distributed to the proper taxing authorities (state and local).

Secondly, whether any short-term rental is owned by people who make that home their primary residence or not, that home is probably better kept than any home used as a long term rental. My short-term rentals hardly have any wear and tear, versus my past long-term renters who continually destroyed the interiors of my houses. Short-term renters have 'skin in the game' because they're on the hook for any damage done to the property. Short-term renters treat my properties with respect.

To make this short, the proposed ordinance to discuss prohibiting short-term rentals has come about because of parking issues and parties in the Highlands and Bardstown Road area. I completely understand and feel for those neighbors, though I have had none at that at my two rental homes. You alleviate these issues by requiring a minimum night stay of at least 2 nights. This stops all one night rentals because those are booked primarily to party. Rentals of two nights or more cater to families and visitors to Louisville that are here for weddings, family reunions, kids sporting events, the bourbon trail, etc. Another way to alleviate any issues is already in everyone's CUP - if you get two *legitimate* complaints within a year, your CUP should come under review by Louisville Planning and Development. Lastly, you can also do what a few cities have done around the U.S. - require a CUP license number to be posted in your online listing for rental (AirBnB, VRBO, HomeAway, etc.)

I feel it is an enormous mistake to penalize owners of short-term rentals that rent properties that aren't their primary residence. I continually

monitor my short-term rentals and upkeep the property. Most people who rent short-term do the same. I feel the City of Louisville's clear intent here is to limit my property rights. I responsibly share my home, and thousands of others do the same in Jefferson County. Please penalize those who don't follow the rules. Those of us who do follow the rules want to continue to generate income from our short-term rentals, whether it's our primary residence or not. We follow the rules, our taxes are paid, and we don't pose any harm to the neighborhoods our homes are in.

Thank you,

John Carli
1218 Gardiner Lane
Louisville, KY 40213
502/473.0004 office

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Thursday, December 6, 2018 2:20 PM
To: Haberman, Joseph E
Subject: FW: Rentals

-----Original Message-----

From: Monica Hemme [<mailto:hemmemonica@gmail.com>]
Sent: Wednesday, December 05, 2018 8:41 PM
To: Greg Fischer_(Mayor)
Subject: Rentals

Dear Mayor Fischer,

This is Monica Hemme, a resident of Cherokee Triangle. I have been renting my home through Air b n b for two years. After my my husband left the family, the income from this allowed us to afford to stay in our home. Surprisingly, I have come to enjoy meeting people from all over the U.S. and sometimes from Europe. EVERYONE has been very respectful of my home and my neighbors. My neighbors all know about the rentals and I inform them when someone will be in the home. They are happy and pleased by the chance to meet new people.

The city benefits from this type of rental:

1. Tourist are able to experience Louisville through the eclectic neighborhoods the city has to offer. A lot of the beauty of our city comes from the PEOPLE Of LOUISVILLE. What better way to experience Louisville than by staying in a neighborhood.
2. Many times during a special event in the city, there are no hotel rooms to be had. Airbnb offers extra space for people coming to see the city. This Provides opportunity for additional tourism. This opportunity provided by Air BNB.

Thank you for your thoughtful attention to my letter.

Kind regards,
Monica Hemme

Sent from my iPhone

Haberman, Joseph E

From: Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com>
Sent: Friday, December 7, 2018 8:07 AM
To: Haberman, Joseph E
Subject: Re: proposed moratorium on CUPs for short-term rentals

Hi Joe

Please include in the file. Thanks!

-Curtis

Sent from TypeApp

On Dec 6, 2018, at 9:36 AM, "Haberman, Joseph E" <joseph.haberman@louisvilleky.gov> wrote:

Curtis, Is this comment to Councilman Coan only or do you want me to include in the case file (which will be distributed to the Planning Commission and subsequently all Council members)? Thanks, Joe

Sent from my iPad

On Dec 6, 2018, at 9:08 AM, Curtis Stauffer & Rachel Cutler <rachelandcurtis@mac.com> wrote:

Dear Councilperson Coan-

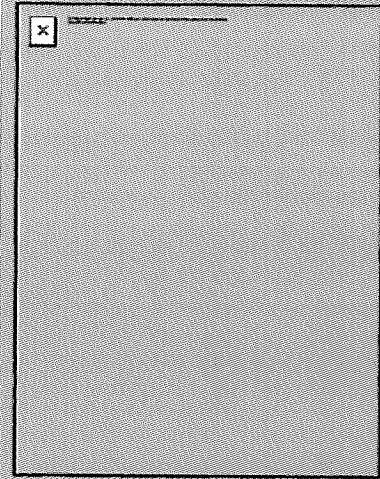
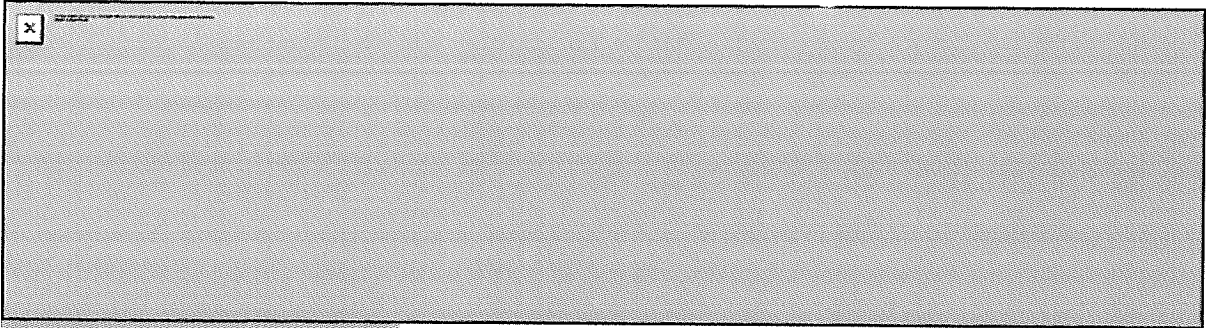
Thank you for your leadership on the Airbnb issue. It is clear that investor-owned, full-time short-term rental properties must be more highly regulated to ensure that they do not continue to negatively impact our city's neighborhoods and reduce the supply of housing available to Louisville residents. I strongly support your proposed moratorium on conditional use permit approval for short-term rentals of non-owner-occupied properties. For the sake of our neighborhoods and to give the city the chance to better develop regulations for these properties, I also strongly support the hold on all applications in currently in process, regardless of their status, even if it is too late to stop the CUP for 1919 Maplewood Pl that was so strongly opposed by its neighbors.

Unfortunately, I won't be able to attend the hearing today, as I work in Frankfort, but please know that your efforts to address this problem are greatly appreciated.

Sincerely,

Curtis Stauffer
1921 Maplewood Place
307-690-0981

Sent from TypeApp



- [Welcome: Our Tweets Have Been Answered](#)
- [District 8 Streets Report: No Park-ing](#)
- [District 8 Development Report: Suites Sixteen](#)
- [District 8 Crime Report: The Road Warrior](#)
- [District 8 Events Calendar: The Fortnight Ahead](#)
- [8 Shout-Outs: The Grateful 8th](#)
- [In Two Weeks: The Golden Edition](#)

Welcome: Our Tweets Have Been Answered

Before I get on with the news, I want to profusely thank the Humana Foundation for granting \$100,000 to help fully fund Our Money, Our Voice, our participatory budgeting project! That means District 8 residents – like you – get to directly decide how to spend the equivalent of **our entire \$100,000 FY 2019 Capital Infrastructure Funding (CIF) budget**, a practice I intend to continue if we can prove the concept this year. I wrote about where we are in the PB process in the last edition of eNews, and more information on the finalist project proposals and voting is coming soon.

If you nominated an idea or have a preferred one in mind, now is a great time to start planning a campaign. Remember: in this case, the voting public is your friends and neighbors age 14 and up, so don't take the youth vote for granted. I believe the children are our future.

* * *

It is a quick and dirty newsletter this time because the next edition – our 50th! – will be a lengthier look back at our first two years in office, and the edition after that will preview the last two years of the term (and year three, specifically).

**Councilman
Brandon Coan**

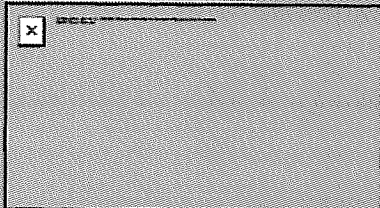
Email [Brandon](#)

**Jasmine Weatherby
Legislative Aide**

Email [Jasmine](#)

Tel: 574-1108

[District 8 Website](#)



For breaking news and information, please follow me on [Facebook](#), [Twitter](#) and [Instagram](#). If you have a question or comment, please call me at: (502) 574-1108 or email: brandon.coan@louisvilleky.gov (and copy jasmine.weatherby@louisvilleky.gov). If you have a service request, please call MetroCall at: 311 or visit [MetroCall 311 online](#). Visit the [District 8 Strategic Plan page here](#).

District 8 Streets Report: No Park-ing

In this space, we provide updates on major projects and report on upcoming (scheduled and funded) streets and other infrastructure improvements.

Because of the USA Cyclocross National Championships, vehicle access to Joe Creason Park will be limited effective immediately (12/5) through at least December 16th. Presently, access to the park via Trevilian Way is restricted due to the construction of a flyover for the course, however access from Illinois Avenue on the park's west side is still available. Beginning December 10th, access to the park will be prohibited through the end of the Championships on the 16th and may be limited following the race, as well, due to maintenance and restoration efforts.

Rest easier knowing that Parks and Rec and event organizers are meeting with Kentucky Resources Council Director (and District 8 resident) Tom Fitzgerald this week to discuss impact mitigation and restoration to be completed before, during and after the race. I agree with Tom that the damage done to the "managed meadows" at Joe Creason last year was unacceptable and is to be avoided this year. I will not support this event or others like it in the future, otherwise.

* * *

Over the Last Two Weeks

There was no paving activity. The District 8 FY 2019 Paving Plan will resume in spring.

Sidewalk repairs were completed at 1908, 1910 and 1926 Alfresco Pl. Repairs started – and will be finished this week – at 2421 and 2461 Glenmary Ave.

Over the Next Two Weeks

Sidewalks repairs are planned for: 2040, 2301, 2415 and 2431 Blvd Napoleon; 2010 Douglass Blvd; 1731 Edenside Ave; and 1919 Yale Dr.

Scheduling information is subject to change. Please let us know if you observe any discrepancies in projects reported as completed. Visit the District 8 Streets Information page [here](#).

District 8 Development Report: Suites Sixteen

In this space, we report on District 8 planning and zoning activity from the past two weeks and, also, preview activity scheduled for the next two weeks. All information is as of today's date. Please Subscribe & Stay Informed to receive Notification of Development Proposals via email or text and never miss the opportunity to participate in the development process.

On October 11th, the Metro Council passed a resolution that I sponsored requesting the Planning Commission to review the Short Term Rental ("Airbnb") Ordinance and propose changes to it. Toward that end, the Planning Commission will hold a public hearing **tomorrow, December 6th at 3:00pm, at 514 W. Liberty St.** 18AMEND1002 Persons wishing to speak may simply appear. The Council will consider the Commission's proposed changes as one of our first orders of business in 2019.

Meanwhile, in an effort to preserve the status quo while changes are being considered, I, along with President David James (D-6) and Councilman Bill Hollander (D-9), have co-sponsored an ordinance imposing a temporary moratorium on conditional use permits for short term rentals in residential zoning districts where the property is not the host's primary residence. The ordinance passed unanimously out of the Metro Council Planning, Zoning and Annexation Committee yesterday (12/4) and – at my request – will move to Old Business (instead of the Consent Calendar) on the

December 13th Metro Council meeting agenda for debate and a vote. Although obviously I support the ordinance, there is still a question (in my mind, at least) as to whether it should bring 16 formal applications already in process (including four in District 8) to a complete standstill along with no new applications, or whether those 16 and only those 16 (or some subset of those 16) should continue and be heard under the current law or as a matter of policy.*

I won't get into those arguments – or the broader debate about short term rentals – here, but one of my strategic objectives is to safeguard the character of residential neighborhood cores, and the moratorium will help with that.

* * *

Also, of note, on December 4th, the Council Planning & Zoning Committee unanimously passed an ordinance re-adopting the Belknap, Bonnycastle, Deer Park, Highlands-Douglass and Original Highlands Neighborhood Plans (among others) and their Executive Summaries as amendments to Plan 2040. This item moves to the Consent Calendar and will breeze through the Metro Council December 13th.

* * *

Over the Last Two Weeks

There was no planning and zoning activity.

Over the Next Two Weeks

On December 12th at 6:00pm, a neighborhood meeting will be held to discuss a requested conditional use permit (CUP) for a short term rental at 1132 Cherokee Road. The meeting will be held at 1132 Cherokee Rd. [18CUP1154](#)

On December 17th at 1:00pm, the Board of Zoning Adjustment (BOZA) will hold a public hearing to review a requested CUP for a short term rental at 1843 Stevens Avenue. The meeting will be held at 514 W. Liberty Street.* [18CUP1114](#)

On December 17th at 1:00pm, BOZA will hold a public hearing to review a requested CUP for a short term rental at 2308 Carlton Terrace. The meeting will be held at 514 W. Liberty Street.* [18CUP1105](#)

Click [here](#) to view meeting agendas, download supporting documents and live-stream all planning and zoning public meetings. Visit the District 8 Development Information page [here](#).

District 8 Crime Report: The Road Warrior

The following Crime Report is adapted from the last two 5th Division Weekly Crime Updates (11/18 - 12/1/18) provided by Sgt. Stuart Hamilton. Please note the linked maps cover the entire [Fifth Division](#), not just District 8 (Beats 2, 3 and 4).

As of November 11th, there is a new, full-time (40 hours) traffic enforcement police officer at work in District 8 and the 5th Division. Officer Zechariah Aubrey has been assigned “proactive enforcement to address citizen complaints in regards to traffic concerns,” and “to conduct traffic enforcement to reduce vehicular collisions and improve the safety of roadways in the 5th Division.”

Over the last two weeks, his areas of operation have included the Belknap neighborhood (Boulevard Napoleon, Harvard and Yale Drives) and Taylorsville Road (from Bardstown Rd. to Dutchmans Ln.). He has addressed multiple parking complaints by issuing citations and conducting abandoned vehicle checks – unfortunately, the Vehicle Impoundment Unit is still not towing vehicles off of surface streets – as well as issued multiple citations for moving and non-moving traffic.

violations.

Officer Aubrey also places a speed cart, which is shared across the 5th Division, in District 8 from time to time, although not over the last two weeks. If you want to recommend a speed cart placement location, please email: jasmine.weatherby@louisvilleky.gov

Finally, for every citation that Officer Aubrey issues concerning motorcycle noise in 2019, in District 8, I will plant a tree dedicated in honor of the Louisville Metro Police Officer or Louisville native of his choice.

* * *

Robbery – There was one reported robbery this reporting period, a slight increase from the last reporting period (0). As described by Sgt. Hamilton: at 9:26pm on Friday, November 23rd, a CVS (2222 Bardstown Rd) employee caught a shoplifter and a struggle ensued. The suspect, described as a white male in his 30s, fled southbound on foot.

Burglary – There were two reported burglaries this reporting period, a decrease from the last reporting period (4). Both were in Beat 2; one residential and one business. Both were by force. See maps [here](#) and [here](#) for more detail.

Auto Theft – There were two reported auto thefts this reporting period, a slight increase from the last reporting period (1). One was in Beat 2 and the other was in Beat 4. Both thefts were the result of unlocked cars. See maps [here](#) and [here](#) for more detail.

Theft from Automobile – There were nine thefts from automobile this reporting period, a significant decrease from the last reporting period (18). There were five in Beat 2, two in Beat 3 and two in Beat 4. Three of the vehicles were unlocked, five were by forced entry and one was by unknown means. **Please remember to lock your vehicles and take your valuables out of your car!** See maps [here](#) and [here](#) for more detail.

2018 District 8 “Unlocked” Crimes Tracker – 188/528 = 35.6%

Q4: 42/117= 35.9%

Q3: 47/122= 38.5%

Q2: 44/129= 34.1%

Q1: 55/160= 34.4%

2018 over 2017 District 8 CompStat Data (Period 2018 47)

If you have any questions or want to discuss anything in these crime reports, please email LMPD 5th Division District Resource Officers at: 5thdivlmpd@louisvilleky.gov. Visit the District 8 Crime Information page [here](#).

District 8 Events Calendar: The Fortnight Ahead

This listing is primarily a District 8 business calendar. We'll also highlight annual and special events affecting traffic and street closures, and choice events that are free and open to the public. We'll use social media to promote many others. For event location and other information, click [here](#) to visit District 8 Events online.

DECEMBER 5
Association

6:30pm

Highlands-Douglass Neighborhood
Meeting

DECEMBER 6	7:00pm	City of Kingsley Meeting
DECEMBER 7 the appointment only)	1:00 - 4:00pm	Councilman Coan Satellite Office Hours at Douglass Community Center (By
DECEMBER 8	8:00 - 10:00am	Street Closure: Reindeer Romp 4K
DECEMBER 10	6:30pm	City of Strathmoor Village Meeting
DECEMBER 11	7:00pm	Bonnycastle Homestead Association Meeting
DECEMBER 12 Road	6:00pm	Neighborhood Meeting for 1132 Cherokee Conditional Use Permit (CUP)
DECEMBER 12	7:00pm	Belknap Neighborhood Association Meeting
DECEMBER 13	6:00pm	Metro Council Meeting
DECEMBER 13	7:00pm	Deer Park Neighborhood Association Meeting
DECEMBER 14 DCC	1:00 – 4:00pm	Councilman Coan Satellite Office Hours at the (By appointment only)
DECEMBER 17 Hearing	1:00pm	Board of Zoning Adjustment (BOZA) Public for 2308 Carlton Terrace CUP
	1:00pm	BOZA Public Hearing for 1843 Stevens Ave CUP
DECEMBER 17 Meeting	6:00pm	German Paristown Neighborhood Association
Meeting	6:00pm	Original Highlands Neighborhood Association
	6:30pm	City of Seneca Gardens Meeting
	7:00pm	Cherokee Triangle Association Meeting

8 Shout-Outs: The Grateful 8th

This is a flexible space for giving thanks, saying hi to friends and having a little fun.

1. Shout-out to the Coalition for the Homeless, Headliners Music Hall, all the musicians, restaurants and everyone involved in the Give-A-Jam to End Homelessness, Thursday, December 20th! We need you to support this great event now more than ever. Purchase tickets – whether you can make it or not – at the above link or Carmichael's Bookstore!
2. Shout-out to Councilwoman Angela Leet (R-7) for reflecting on her Metro Council experience and lessons learned on the latest edition of Eight More Miles: the District 8 Podcast!
3. Shout-out to District 8 resident and Louisville legend Tori Murden McClure, who on this week in 1999 rowed across the Atlantic Ocean, becoming the first woman – and first American – to complete the solo trek! Tori rowed for 81 days!

4. Shout-out to my dear friend, The Talented Mr. Drew Tucker, whose [urban landscape photography](#) is nitty gritty and pretty!
5. Shout-out – from Greg Zahradnik – to Ray Brundige “for all the work he has done with tree planting this year! Ray is good about giving credit to other people, but he really has been the driving force this year for the Tyler Park neighborhood. Ray not only organizes and recruits people, he is out there getting his hands dirty planting and maintaining!” If you want to shout-out your fellow citizens in this space, please email me at: brandon.coan@louisvilleky.gov
6. Shout-out to LMPD for answering the age-old question: [Why did the goats cross the road?](#)
7. Shout-out to Feeders Supply – with Natural Balance Pet Food, PetFirst Pet Insurance and Park Community Credit Union – for sponsoring [Picture Your Pets with Santa](#) at all 23 Feeders Supply stores Saturday, December 8th from 10:00am - 4:00pm and Sunday, December 9th from 11:00am - 4:00pm!
8. Finally, shout-out and Happy Hanukkah to all, and to all a good night!

In Two Weeks: The Golden Edition

Thanks for reading, and tune back in two weeks!

Councilman Brandon Coan | Louisville Metro Council | District 8

[Facebook](#) | [Twitter](#) | [Instagram](#) | [iTunes](#) | [Soundcloud](#)

601 West Jefferson Street, Third Floor

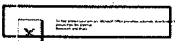
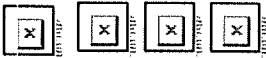
Louisville, Kentucky 40202

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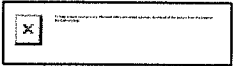


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Haberman, Joseph E

From: OBrien, Jeff
Sent: Friday, December 7, 2018 8:33 AM
To: Haberman, Joseph E
Subject: Fwd: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

Jeff O'Brien
Develop Louisville
Office 502.574.1354
Mobile 502.434.9985

Begin forwarded message:

From: "Coan, Brandon" <Brandon.Coan@louisvilleky.gov>
Date: December 7, 2018 at 6:06:10 AM EST
To: Cynthia Brown <cdbrownrn@yahoo.com>
Cc: "OBrien, Jeff" <Jeff.OBrien@louisvilleky.gov>
Subject: **Re: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences**

Thanks for writing, Cynthia. Unfortunately, I am not seeing your email until just now - and the hearing was yesterday - but I am copying Develop Louisville staff who will add your comments to whatever record is appropriate.

Best Regards,

Brandon Coan

Metro Council District 8
(502) 574-1108

601 W. Jefferson Street
Louisville, KY 40202

[Please sign-up to receive important notifications regarding District 8! Our goal is to increase from zero to 8,000 engaged subscribers by 2019.](#)

From: Cynthia Brown <cdbrownrn@yahoo.com>
Sent: Wednesday, December 5, 2018 9:08:47 PM
To: Greg Fischer_(Mayor); Green, Jessica; Barbara.Skanklin@louisvilleky.gov; Woolridge, Mary; Barbara.sextonsmith@louisvillekr.gov; Hamilton@louisvilleky.gov; James, David A; Leet, Angela; Coan, Brandon; Gill.hollander@louisvilleky.gov; Patrick.Mujlvihill@louisvilleky.gov; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent

Subject: City of Louisville Planning Commission Meeting December 6 @ 3:00 pm re: prohibiting short-term rentals in non-primary residences

To Whom It May Concern:

I own 1450 S. 6th Street. If I were not permitted to do my short term rentals at this property to cover the property taxes, property insurance and utilities, I would have to sell this property. Another reason I like to have this property and do the short term rentals is that I can have full use of the house when I need or just want it. If I had long term tenants in there, it would be of no use to me, and there is the likelihood that my inlaid hardwood floors would be damaged and who knows what else, as I have found long term tenants do not take care of rental property very well.

I have had a total of six guests at my house over the course of September, October and November. I have suspended renting out the property at this time because I cannot be there. I have always been on the site when it has been rented out. I was trying it out to see how it would work. I had very good guests, that left the space immaculate. I rented through Airbnb, and I was impressed by the clientele that I had. One of the guests purchased a horse at the Breeders Cup. Everyone that rented my place was a professional that I could easily look up and vet.

The purchase of this property was a 1031 exchange which has to be like for like property to meet the IRS Code. So I have to make it a profitable property. It was an exchange out of a commercial property in Los Angeles to this property in Louisville. I had looked at the market and there seems to be an approximately 4% steady appreciation in Old Louisville in that area. So I chose to invest in your City. I immediately put about \$60,000 cash into the house to build a garage so that anyone I had at the house would not take up parking on the street and just to maintain the house for the future. I wasn't able to do anything really good like kitchen and bath remodel because it was cost prohibitive. I used to own 1238 Brook Street between the years of 2007 and 2010. Because of all of the restrictions of the Old Louisville Landmarks, and the expense of just maintaining the house to that organization's standards, I ended up selling the property in 2010. It appeared at the time that Landmarks would rather let the windows rot in the frames than for someone to replicate the historical look in an efficient window replacement. I decided to give up and returned to Los Angeles. I came back to Louisville and purchased 1450 S. 6th in 2017 only to find the same kind of restrictions just in a different way. I got the Conditional Use Permit. At the hearing it was voiced that I needed to have someone close by or myself at the property in the event that any short term guest needed something. So, I have been there every time I have rented the house out.

I have to say, Louisville sure does make it difficult to own property there. I have had to jump through ridiculous hoops both times now, like I don't know what to do with my own investment. I do not need to oversight of the City. I can do it myself.

And just another added fact: I built a three car garage at the back of the property off of the alley behind the house. Because of all of the restrictions and codes that I had to adhere to because the property is in Old Louisville, I can say that it cost me at least \$10,000 more to build what should have been a simple garage. I have footers in there that could hold a second story thanks to these codes and restrictions and was not even allowed to put a second story, or maybe I could have, but who knows how much more that would have cost? All of your codes and restrictions make it prohibitive to invest in this area.

I filed all of my TRIM-S forms and really your City is getting their money, I have improved the area by caring for my house, I have followed all of your rules and jumped through your hoops and now you want to prohibit me from conducting minimal business to maintain the house and pay the taxes, insurance and utilities. I don't want to sell it, but I may be forced to. Your property taxes, believe it or not, ARE MORE THAN MY PROPERTY TAXES WERE IN LOS ANGELES.

I could not be at this meeting as I only received notice of it on Tuesday, December 4. I am a real estate investor and have closings on the sale of two properties in North Carolina on December 6 and 7 and I fly to Los Angeles on December 7, but I really wish I could address this committee. If possible, I would ask that someone read this to all attending this meeting on this subject.

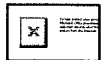
Sincerely,

Cynthia Brown
1450 S. 6th Street

Louisville KY 40208

Mailing Address:
671 Grundy Road
Somerset KY 42501

(818) 422-8263



Virus-free. www.avg.com

Haberman, Joseph E

From: Liu, Emily
Sent: Friday, December 7, 2018 11:45 AM
To: Haberman, Joseph E
Subject: FW: Contact My State Farm Agent

Joe, Vince Jarboe did not and will not respond to this email regarding Short-Term Rentals.

Thanks!
Emily

Yu "Emily" Liu, AICP
Director
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-6678
<https://louisvilleky.gov/government/planning-design>

From: Vince Jarboe [<mailto:vince.jarboe.jyr0@statefarm.com>]
Sent: Friday, December 7, 2018 10:13 AM
To: Liu, Emily; Davis, Brian
Subject: FW: Contact My State Farm Agent

Good morning. I am forwarding this email I received through my State Farm website. I did not respond.

Vince Jarboe

V Phone (502) 380-3800
6 Fax (502) 361-1961
(Email vince@jarboeagency.com
Website: www.vincejarboe.com

-----Original Message-----

From: AUTOMATED-DO-NOT-REPLY@STATEFARM.COM
Sent: Friday, December 7, 2018 9:51 AM
To: Vince Jarboe <vince.jarboe.jyr0@statefarm.com>
Cc: jbcayot@gmail.com
Subject: Contact My State Farm Agent

This email was initiated through Agent Microsite on statefarm.com. Jonathan Cayot would like to be contacted by email.

Message from Customer:

Hello Vince - I am emailing you in regard to the Short Term Rental Discussion last night 12-6-18 with The Louisville Metro Planning Commission. I did not have much time to stay, so I was unable to get a chance to

speaking. However, I just want to highlight one point that I think has been getting overlooked. That is the issue of the nuisance factor. There appears to be a broad sweeping narrative that all short term rental guests are loud, party going, bachelor parties. I think after some investigation of that claim you will learn that narrative to be quite false. In my experience hosting over 65 guests in the last 9 months, I can say that the large majority of my guests are business travelers. Oftentimes they are checking in late, looking for a place to sleep, then checking out early. I understand that may just be my personal experience and I don't host in the highlands where there is a large bar crowd out until 4 am. But drunk bar crowds are going to be an issue for anyone living in the Highlands, regardless of who your neighbors are. In closing, I think the Commission would be better served in zeroing in on capacity limits for STRs. I can see how 10 people piling into a 2 bedroom home could cause issues with that level of density. But limiting the entrepreneurial spirit of this town by disallowing non-owner occupied STRs would be a serious overstep and stymie a burgeoning part of the Louisville economy - as well as further drive the narrative that Louisville is closed for business. There is much more I can say on this topic that I am sure you have already heard, but your consideration and leadership on the topics listed above will be appreciated. Thanks
Thanks.

Contact Information:
jbcayot@gmail.com

IP Address:96.28.35.249

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Monday, December 10, 2018 8:51 AM
To: Haberman, Joseph E
Subject: FW: Short term rentals

From: llindac@aol.com [<mailto:llindac@aol.com>]
Sent: Saturday, December 08, 2018 1:38 PM
To: Greg Fischer_(Mayor)
Subject: Short term rentals

Dear Mr Fischer,

This is a letter I have sent to my representatives. I think you should read this and think about it as well! Thank you!

I left a long message on Mr Coan's answering machine and spoke to Kyle at Mr Hollander's office. Neither has returned my call or responded to my issues. I live at 1009 Old Cannons Ln in District 8 and own a home at 1408 Christy Ave in District 9 at which I am operating an air bnb, short term rental.

My husband and I have stayed at many of these properties throughout the US and abroad. My dream was to run a B&B, but found this option better for our circumstances. My house is on a street in an area where there are many, many long term rental properties. There are 4 short term rentals on my street and behind me of which I am aware. When I had my required neighbor meeting, I was confronted by several angry people who were members of the Original Highlands Association group. It didn't matter what I said to them, they did not want to have short term rentals, period. The loudest and most insulting of the group, Andi Hannan, lives behind me and has a huge garage structure which is dilapidated and has been cited by the city several times. She dared to confront me about property values!

The concerns raised by some are legitimate. However, they are no different than having a long term renter at a property. For instance, noise issues. These can present problems for any neighborhood by ANY resident. The proper procedure is a police call, but I understand this is low on the priority list. Parking was another issue. I have a rental property next to mine and the last residents had two Lincolns and another car!

My husband and I went to no small expense to install Ring cameras at our front and back doors to monitor the number of guests and to ensure that nobody is making noise after 10 pm. We have three Noise Aware monitors inside our house which are set to 10 pm to alert us of any noise. We contact guests before they arrive and have rules posted in our house about inappropriate noise and activities and make them aware that we will immediately ask them to leave if they break our rules. This house is MY lifetime investment which will be passed to my children. It is my source of income and I am over there after every guest and several times a week making sure everything is spotless inside and out. If I were to make this home a long term rental, I would have no control over the activities of the residents or the number of people who they entertain nor the number of cars they park. I would be unable to control what they do as far as trash, noise, etc. In fact, residents of a house behind me on Morton Ave. have been cited several times for indecency, noise and illegal dumping in alley. The owner was unable to evict them.

I think you are having a knee jerk reaction to a situation where people are asking "what if?" I would like to see actual evidence of problems and police reports related to short term rentals. There are many places where small businesses coexist with traditional housing in neighborhoods, especially downtown and in the Highlands.

In conclusion, I believe that it is fair to have a contact number for a property manager, and that they be available 24/7 for problems. I believe that a fee of \$100 vs \$25 should be imposed to hire enforcement who can cite illegal businesses. These are the bad guys, not those of us who are trying very hard to be good neighbors. I welcome your feedback and would be happy to meet with you at any time to discuss these concerns and to show you my property.

Thank you,

Linda Steidle Sparrow
1009 Old Cannons Ln. 40207
502-639-6870

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Tuesday, December 11, 2018 3:30 PM
To: Haberman, Joseph E
Subject: FW: Thursday . . .

From: Zach Morris [<mailto:Zach.Morris@buffaloconstruction.com>]
Sent: Tuesday, December 11, 2018 11:52 AM
To: Greg Fischer_(Mayor)
Subject: Thursday . . .

Good Morning Mr. Mayor Fisher,

I am writing you today in concerns to the vote this coming Thursday.

My family heavily relies financially on our ability to host guests in Airbnb properties within the city that we own.

Please keep us in mind when making your decisions this week.

Best,

ZACH MORRIS | BUSINESS DEVELOPMENT

Buffalo Construction, Inc.

12700 Otto Knop Drive Louisville, KY 40299

O: (502) 753-6619 • C: (502) 807-1621 • F: (866) 328-2811



Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Tuesday, December 11, 2018 3:56 PM
To: Haberman, Joseph E
Subject: FW: Dec. 13th - City Council Meeting

From: Luke Skeen [mailto:luke.skeen@gmail.com]

Sent: Tuesday, December 11, 2018 2:49 PM

To: Greg Fischer_(Mayor); James, David A; Hollander, Bill H.; Coan, Brandon; Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; Leet, Angela; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: Dec. 13th - City Council Meeting

Council Members,

I'm emailing you today to communicate my opposition to the proposed moratorium on short-term rentals that is being voted on December 13th by the Metro Council.

First, my vote no vote is to protect the rights of those who have already engaged in the LEGAL process as outlined by the city. For those like myself who have paid hundreds of dollars, met with my neighbors, and have a scheduled BOZA appearance on the 17th of December, this would punish those of us (only 30% of short-term rental owners) who are seeking to go through the legal process you have outlined for short-term rentals. How about focusing your attention on enforcing the regulations for the 60% of short-term rental owners who have not tried to go through the legal steps provided by the city, instead of punishing and taking away the rights of those seeking to honor the city and the law!

I know Mr. Hollander has concerns about a "flood of people applying" as they have seen the proposed regulations coming. This could easily be remedied in several different ways. (1) You could allow those in the formal stage of the CUP permit to be excluded from the moratorium. (2) You could exclude anyone who started the application process before November 1st from the moratorium. None of the public knew about the council's plans and cannot be included in Mr. Hollander's group if they started the application process before Nov. 1st.

Second, my no vote to the proposed moratorium is because the city has not provided compelling data to show a need for the moratorium. What what I've read, the city opened up a 30 day period for comments (which they reported as being inconclusive, with both concern and approval for short-term rentals). Also, Joseph Haberman (Louisville Planning & Design) shared the following statistics last week at the Planning Commission meeting. Only 17 formal complaints have been filed with the city for disturbances from short-term rentals. We all know that these are not exhaustive results of what is happening the short term rental world, but data always tells a story. Even if I were to give you the benefit of the doubt, and multiply that number by 5000% (5,170 complaints), there have been over 1,500,000 stays within Louisville over the past two years. If there had been 5,170 complaints, this would be only .3% of all stays are causing a disturbance in Louisville. .3%!!!!!! The data you are presented to the public is not clear nor compelling for a moratorium. It seems as if the largest drive for the moratorium is the loud complaints of a few and the speculative nature that this industry in causing much harm. Don't lead and make large decisions for our city based on speculation. Do the hard work of gathering data in which these decisions would make sense.

Thank you for your consideration and all the work you do to make our city great!

Luke Skeen

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 10:15 AM
To: Haberman, Joseph E
Subject: FW: Support item # 55 on Thursday.

From: George Eklund [<mailto:george eklund@gmail.com>]
Sent: Tuesday, December 11, 2018 4:41 PM
To: Greg Fischer_(Mayor); Lanshima, Vitalis
Subject: Support item # 55 on Thursday.

Mayor Fischer and councilman Vitalis.

I urge you to support a moratorium on conditional use permits for short term rentals that are not primary residences.

This policy will allow the city time to get appropriate regulations in place to address short term rentals.

I believe that short term rentals hurt affordable housing in our city because they can take viable rental units off the market and reserve them only for visitors. We need more rental units in all communities and neighborhoods.

Thank you for your time.

George Eklund

--

Warmest Regards,
George Eklund

606.776.6037
516 Auburndale Ave.
Louisville, KY 40214

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 10:21 AM
To: Haberman, Joseph E
Subject: FW: How Airbnb Helps our City.

From: JANICE T [<mailto:janice.tharaldson@gmail.com>]
Sent: Wednesday, December 12, 2018 10:17 AM
To: Greg Fischer_(Mayor)
Subject: How Airbnb Helps our City.

Dear Mayor Fischer,

I would like to thank you and the City Council for your careful consideration of issues surrounding the Airbnb hosts and guests in our city. I believe Airbnb is a bright star that serves over a million people world wide each night.

I've been an airbnb "superhost" since 2014. Over 2,000 guests have stayed in my home since then. As such, I take on the role of tour guide and ambassador to our lovely city.

It represents 30% of my retirement income and keeps my home and appliances in good repair.

It also provides me with a sense of value and keeps me connected to a larger world since my children have grown and left the nest.

My rates are very low in recognition of people like me who look for ways to live within modest means.

Here are a few observations:

* Airbnb actually pulls people into our city.

Many guests come to Louisville from surrounding areas to enjoy music, art, events **because** they can use services such as Uber and Airbnb

Guests increasingly credit Airbnb affordable rooms as their incentive for "road trips", "bourbon trail" "Mega Cavern" etc. They "google around"

finding cities and looking on line for what there is to see and do. (something to consider for marketing).

It represents an opportunity to "spread the word" about our fair city.

* Travelers just "passing through" find Louisville and intriguing and convenient stopping point. However, they could choose any other city within

a two hour radius instead. Many wish to spend an hour or two getting to know something about our town. They get gas, eat at restaurants and

take in a few attractions....often remarking that "they must come back here and spend more time". Many of these are bright, lovely 30 somethings who

might consider Louisville favorable in the future when looking to re-locate.

* "In A World"... where tension is quick to flare and peace is dear to find, the Airbnb path eases the first and encourages the latter.

One comment I've heard recently from guests is that some of their stays in other cities have been in rather "dodgy" areas and they have not

felt safe. The relentless review process within Airbnb usually filters out these places rather quickly, however, it does cast a shadow of uncertainty.

I hope you continue to offer prudent oversight in ways that ensures a city wide Airbnb reputation for safety.

Thanks again for recognizing Airbnb as a positive factor in promoting our fair city and offering hospitality to the weary travelers crossing the country.

Best Regards,

Janice K. Tharaldson

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 5:42 PM
To: Haberman, Joseph E
Subject: FW: Short Term Rentals

From: Myrna Parsley [mailto:myrnaparsley@me.com]
Sent: Wednesday, December 12, 2018 1:12 PM
To: Greg Fischer_(Mayor)
Subject: Short Term Rentals

I OPPOSE the moratorium and ban on short term rental permits (Item 55) on Thursday, December 13, 2018 at 6:00 PM for the following reasons.

- 1. If you or any of the opponents to short term rentals have not spent at least one night in a short term rental anywhere in the world, you are not qualified to make an intelligent decision about short term rentals.**
- 2. Short term rentals qualify as a small business in the US. Small businesses are the backbone of the US and pay more taxes than anyone.**
- 3. Opponents of short term rentals are worried about their property values. Short term owners are also. Short term owners improve their property more than most home owners and also sometimes pay cash for their property. They want property values to go up also. They do not want bad neighbors either.**
- 4. Opponents worry about drunken parties. Short term owners worry about drunken parties also. Most short term rental owners do not allow parties in their house rules. Neighbors who live next door to the short term rentals also give parties. Do they drink and make noises when they have a party?**

If a short term guest violates the house rules the owner can ask them to leave the home that very day and the guest still has to pay the owner for the entire booking period and it doesn't matter if they booked for one night or 29 nights.

When a long term renter gives a drunken party you can not make them move if they did not violate their long term lease. When they are asked to move, the owner needs to give the tenant at least 30 days to move and if the owner has to evict the tenant it can take 60 to 90 days to remove the tenant. The owner has to pay to have the tenants furniture put on the curb. Most of the time the tenant has destroyed the long term rental home and owes the owner thousands of dollars and will cost the owner an additional \$10,000 to \$50,000 in damages to the home.

- 5. After a guest checks out of a short term rental they are asked to rate the owner on cleanliness, communication and anything the guest wants to share about the stay. Owners need 4 or 5 stars to attract future guests to rent their properties. Needless to say, an owner breaks their back to get a good review. A long term renter doesn't care because they have probably a one year lease and do not rate the owner.**
- 6. The owner also rates the short term guest. Neither the guest nor the owner sees the review until both send in their rating. If the owner sends in a bad review, the next time the guest books**

another short term property the owner sees the review and decides if they want to rent to that person.

- 7. If the owners continue to receive low star reviews their property will not be booked and will go out of business eventually. When a guest has several bad reviews future owners are afraid to let them book. The guest also has to furnish a government issued ID.**
- 8. The first question asked by the city when an opponent is against short term rentals for any reason is "Have you ever spent a night in a short term rental"? If they have not, they do not have enough knowledge to be against short term rentals.**

Myrna Parsley
614-395-2244
"In GOD We Trust"

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 5:42 PM
To: Haberman, Joseph E
Subject: FW: moratorium on short term rentals

From: Deloris Morton [<mailto:dmorton1938@gmail.com>]
Sent: Wednesday, December 12, 2018 4:44 PM
To: Greg Fischer_(Mayor); James, David A; bill.hollander@louisville.gov; Coan, Brandon; Green, Jessica; Shanklin, Barbara; Hamilton, Cheri; Leet, Angela; Kramer, Kevin
Subject: moratorium on short term rentals

Why is the city opposed to homeowners renting space in their homes??

The city receives the same taxes from us as they do from the hotels.

I pay .085 taxes and a .025 tax plus file my state and federal taxes.

Also it helps some of us that live on social security to supplement our income. I am 80 years old and am not able to work outside my home but this little bit of money sure helps me out.

Please don't take this away from us.

Thanks for your support

Deloris Morton

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 5:43 PM
To: Haberman, Joseph E
Subject: FW: Opposition to Item No. 55 - Moratorium on Short-Term Rental Permits

From: Ryan Fagan [<mailto:rafagan01@gmail.com>]
Sent: Wednesday, December 12, 2018 11:01 AM
To: Greg Fischer_(Mayor)
Subject: Opposition to Item No. 55 - Moratorium on Short-Term Rental Permits

Mayor Fischer,

I want to let it be known that I do not support Item No. 55 - Moratorium on Short-Term Rental Permits. I believe it is a rash move that will hinder business growth and tax revenue for the city. While I do believe something should be done so that we don't have city blocks that are entirely made up of Airbnb rentals, I think the moratorium is a hasty decision that hasn't been thought through.

I myself am an Airbnb host, registered with the city, and am hoping to expand into adding additional rentals that are not my primary residence in the next year. I believe this business model is a boon to our economy and helps give an entrepreneurial start to many who might not be able to fiscally afford other business ventures.

I hope you will join me and the many other AirBnB hosts in voting against Item No. 55 - Moratorium on Short-Term Rental Permits.

Sincerely,

Ryan Fagan
308 Franck Ave, Louisville, KY 40206
rafagan01@gmail.com
270-703-6582

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 10:14 AM
To: Haberman, Joseph E
Subject: FW: PLEASE oppose the moratorium on short-term rental permits

From: John Carli [<mailto:jcarli00@gmail.com>]
Sent: Wednesday, December 12, 2018 8:16 AM
To: Greg Fischer_(Mayor)
Subject: PLEASE oppose the moratorium on short-term rental permits

Dear Mayor Fischer,

I am writing you because I **oppose** the proposed moratorium on the City issuing short-term rental permits in residential areas. This issue will be voted on Thursday evening (12/13/18) by Metro Council. By putting a moratorium on short-term rental permits, you limit my property rights. I could rent long-term, but I don't want go that route. Long-term renters have a tendency to destroy properties inside and out, and they don't have a vested interest in their community. By having my short-term rental, I am continually vested in my community, my neighbors, and especially my property.

I own a short-term rental property, and I rent it completely above board and by the law. I have my Conditional Use Permit (CUP), and I went through the entire process legally. I was required to have a neighborhood meeting because my rental is not my primary residence, and I jumped through all the hoops (legally) so I could be listed on AirBnB and related websites. First and foremost, I AM A GOOD NEIGHBOR to adjoining homes around my short-term rental. I know my adjoining neighbors would agree too...I cut the grass, rake the leaves, keep my rental home in pristine condition (inside and out), and I require my renters park in the driveway and not on the street, so as not to bother neighbors. I require a 2-night minimum stay to avoid the parties, and my renters are mostly families, here for their kids sporting events, family reunions, and weddings. My other guests come to Louisville for conventions, or are here just visiting Kentucky and the bourbon trail and generally being tourists. My guests are fantastic!

The entire issue here is this...you have a select few bad operators out there, advertising for one night parties in the Highlands, and causing headaches for everyone. Get rid of those people and pull their permits! Let the other 95% of us who own short-term rentals continue to do it the right way, by being ambassadors of the City of Louisville, and also being good neighbors.

Please vote to **oppose** any moratorium on short-term rental permits this Thursday evening.

Sincerely,

John Carli
1227 Wolfe Ave.
Louisville, KY 40213
502.473.0004 office

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 5:43 PM
To: Haberman, Joseph E
Subject: FW: Short-Term Non-Owner Rentals in Louisville - Please Oppose the Ban or Moratorium

From: cyndilynn67 [<mailto:cyndilynn67@gmail.com>]

Sent: Wednesday, December 12, 2018 11:37 AM

To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent

Subject: Short-Term Non-Owner Rentals in Louisville - Please Oppose the Ban or Moratorium

Dear Metro Council,

On Thursday there is a vote on a moratorium by Metro Council on short-term rental permits and I am hoping to persuade you to **oppose** this proposed moratorium. This particular moratorium is limiting and potentially taking away property rights I have as a homeowner. As I indicated in my email last week, I currently have a permit for a short term rental that I live in and just recently received my permit (CUP) for another short term rental not far (less than 1 mile from my current home) that will be 'non-occupied.' I could use this as a long-term rental, but based on experiences of friends, this is not always a good experience. Long-term renters don't typically take care of the properties they rent, they do not treat rental homes as their own. These properties are destroyed inside and out. As a short-term rental, renters using AirBNB or VRBO are rated by us (the homeowner) and the renters get to rate the homeowner as well. Bad reviews on either the renter or the homeowner are taken seriously by AirBNB and VRBO; therefore, it is everyone's best interest to put our best foot forward and treat the property with respect and take care of it.

I just started doing this in 2018 and I have loved every minute of it. I have met neighbors in the CUP process that I may not have met otherwise. I have promised each of them that I intend to be a good neighbor and have told them to please contact me if they notice anything that is creates an issue for them. My guests have been families in town to visit their "Louisville" family, families meeting other family members from other cities since Louisville is a central location for a lot of folks. I have also had a lot of guests for the Louisville Expo Center, the Bourbon Trails, volleyball and basketball tournaments, even corporate visitors!

I think the issues in Louisville are from those that have not followed the steps and requirements set forth in the current Ordinance! I have had neighborhood meetings and a public hearing in this process and the folks going through the process seem to care about these properties and want to follow the rules. Those that are not following the same guidelines are the ones that the City should be penalizing. It doesn't seem fair to punish everyone in an effort to punish a few. In all honesty, the folks that are not following the rules will not care about a moratorium or ban. I am guessing they will just keep doing what they are doing until they are caught.

I have simple house rules and my rules are posted on the websites and in my homes. There are NO parties or events permitted; NO parking on the street; NO pets; Quiet hours; Limit of 10 guests. I also have a two-night minimum which cuts down on renters just wanting to party in Louisville for a night! My homes are not in the areas that seem to have issues, like the Highlands or Old Louisville. I do not want the type of crowd those areas draw. I want good people who just want something more comfortable than a hotel room for the weekend.

I would love to be a part of a smaller group to sit down and discuss the current situation in Louisville and how best to move forward with a set of rules for the homeowners without taking away our rights to be entrepreneurs. We should also discuss better enforcement of the Ordinance.

Please vote on Thursday to **oppose** any moratorium on short-term rental permits.

Take care,

Cyndi Rogers

4308 Hannah Avenue

Louisville KY 40213

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 12, 2018 6:12 PM
To: Haberman, Joseph E
Subject: FW: Letter concerning moratorium on short-term rentals
Attachments: Letter concerning moratorium on STRs.pdf

From: Christina Sandefur [<mailto:csandefur@goldwaterinstitute.org>]

Sent: Wednesday, December 12, 2018 6:10 PM

To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent

Subject: Letter concerning moratorium on short-term rentals

Mayor Fischer and Members of the Louisville City Council:

Please see the attached letter regarding tomorrow's vote on the moratorium on short-term rentals in secondary residences. Please do not hesitate to call or email me if you have any questions.

Thank you,

Christina Sandefur

Christina Sandefur

Executive Vice President

Goldwater Institute | www.GoldwaterInstitute.org | 602.462.5000

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December 12, 2018

Re: Proposed Short-Term Rental Moratorium

Dear Mayor Fischer and Members of the Louisville City Council:

As an attorney who litigates in states nationwide to protect private property rights, with a special focus on protecting the rights of short-term rental owners, I am writing to you with concerns about Louisville's proposed Short-Term Rental Moratorium, which the Council is considering tomorrow.

A growing number of cities nationwide are taking steps to discriminate against, overregulate, or completely ban homeowners from allowing people to stay in their homes on a short-term basis. These restrictions don't just violate private property rights; they also inflict untold costs on communities and destroy opportunities for families to make extra money to pay their bills, keep up with their mortgages, maintain their homes, and improve their local economies by renting property to people who patronize local businesses.

Prohibiting people from renting a home short-term if the home is not their primary residence unfairly and arbitrarily punishes responsible homeowners for no good reason. Offering one's property for rent rather than living in the home oneself does not change the property's use. Whether a person rents a home for one year, two months, two years, or for just a few days, that does not make the home any less a residence, or change the residential nature of the neighborhood. If a long-term rental or owner-occupied home is considered a residential house, then a short-term rental should be treated the same.

True, people do sometimes cause nuisances, such as noise or traffic problems. But that is true of long-term rentals and owner-occupied homes, as well, and there are already laws on the books that forbid such nuisances. The City should focus its attention on enforcing those existing rules rather than passing new rules that impose blanket prohibitions even on people who use their property responsibly. Banning short-term rentals across the board makes no more sense than prohibiting

all back-yard barbecues just because sometimes people get rowdy, or forbidding all holiday parties just because sometimes people have friends over who park on the streets. Existing traffic and noise laws are enough—there's no reason to punish the innocent.

The relevant question should not be whether an owner is renting her home on a short- or long-term basis, but whether the owner or tenants are causing nuisances. But Louisville already has a permitting process in place, and existing ordinances already target specific wrongful behavior. The moratorium you are now considering unnecessarily punishes people from renting their own property in responsible ways and in compliance with the City's existing regulations.

Moreover, prohibiting people from renting their homes unless the home is their primary residence is extreme and may run afoul of the United States and Kentucky constitutions. For example, by allowing Louisville residents to offer their homes as short-term rentals but forbidding similarly situated non-residents who own property in Louisville from engaging in that same activity, the City would treat in-state and out-of-state persons differently, in violation of the federal Commerce Clause.

There is still time to avoid legal liability and foster the spirit of hospitality and respect for the rights of homeowners, while focusing on protecting quiet, clean, and safe neighborhoods. We urge you to consider an approach that targets specific nuisances instead of harshly punishing people who are not causing disturbances to their neighborhoods.

Please do not hesitate to call or email me if you have any questions.

Sincerely,

Christina Sandefur

Executive Vice President
Goldwater Institute

csandefur@goldwaterinstitute.org
602.462.5000 ext. 271

Haberman, Joseph E

From: arijan kevril <arijan.kevril@gmail.com>
Sent: Wednesday, December 12, 2018 8:27 PM
To: Greg Fischer_(Mayor)
Subject: NO MORATORIUM FOR CUPs

Mr. Mayor,

Hope this email finds you well. I wanted to voice my dismay at the idea of halting CUPs for short term rentals in a non-owner occupied properties. I love our city and the generally think it is heading in the direction of a boom as was seen in Austin, TX and more recently Nashville, TN. I fully support all Airbnb places being registered and taxes being paid on these properties. However, placing a moratorium on CUPs or any other limitation on non-owner occupied short term rentals would be a mistake and a big step in the wrong direction for our city.

I hope you will oppose the moratorium at tomorrow's Metro Council meeting.

Thank you.

Arijan

Haberman, Joseph E

From: Stacy Nicolas <stacykaynic@yahoo.com>
Sent: Wednesday, December 12, 2018 8:35 PM
To: Greg Fischer_(Mayor)
Subject: Support for Short-Term Rentals (Airbnbs) - I hope you take the time to read this...thank you

To Mayor Greg Fisher and members of Metro Council,

This letter is my support and reasoning on why we should maintain short-term rental permits. I am an Airbnb owner. My Airbnb is actually on my property, and it is directly behind my house. We also have 2 other properties that we would like to make into Airbnb's due to the positive experience we have had from them. My husband and I have rental properties and they are in nice areas, however we have had more luck with Airbnb than with renters. We have had to evict renters because they don't pay, they tear up the place as they don't care and have cost us more headache, stress and money not only to us but to neighbors as well. They have pets that we didn't know about or smoke when they are not supposed to or other people staying with them etc... With Airbnb's you get people that are coming to Louisville for concerts, Derby, Bourbon Tours, Sports Tournaments, Events at the Kentucky Expo Center and vacations . I have met so many wonderful people and have ALWAYS had wonderful guests. I am at my property 2 to 3 times a week to clean it so I am always ensuring my property is well taken care of. With Airbnb the guests rate you on Value, Cleanliness, Communication and they rate the host. I rate and review my guests on Cleanliness, Observance of House Rules and Communication. I am very strict I do not allow parties or smoking etc.. and make it very clear in my house rules. I feel most host are the same way. We don't want to walk in and have a huge mess to clean or our property, furnishings etc... ruined or broke. I have been designated as a "super host" because my place is super clean, I have good communication with the guest and promote Louisville to be a great place to visit. If by chance you do have a guest that violates your house rules you can IMMEDIATELY and ban them from Airbnb. If by chance I have a guest that did not respect the cleanliness expected in our unit I will give an honest review and the next host can decide if they want to host them or not. Both guest and host are accountable. If you are bad host then you won't stay in business and if you are a bad guest you won't be booking anymore on Airbnb. I screen my guests very carefully just like most host. I want to know why they are coming, who is coming with them etc... I read their reviews and ask further questions if necessary. I think 99% of host want good guests as we care about our investment and our community. We love Louisville and these guests are coming to Louisville and spending money. I have books in my Airbnb suggesting restaurants and places to go see and visit. I promote all the Bourbon tours, the walking bridge, museums, the zoo and all special events in the city. There is so much to see and do in Louisville and I think people should have a choice where they want to stay. Being in an Airbnb is like a home away from home and being in a neighborhood feels comfortable and safe for folks. Airbnb is good for Louisville. Louisville promotes its diversity, it eclectic vibe and its friendliness to all peoples. We have awesome venues for a variety of people's interest; why not give those same folks the opportunity to explore the city how the want to do it. It is good for people trying to make a living as host, it is an option that travelers want and it is good for the city in its efforts to promote our city. By in large Airbnb properties are in better condition than most rental properties and in a lot of cases better than neighboring homes. Airbnb's are not reducing the property values in neighborhoods but in fact are actually doing the opposite. The host are upgrading the properties and investing in our communities. It is inconsistent logic that we can rent out homes on a long term lease but not short term? . We are tax payers, we pay our taxes on these properties and the revenue they produce. There are existing laws to govern the responsibilities of both the host and the folks staying in the home.

I think Airbnb is good for Louisville and I think 99% of host are amazing as well. It gives visitors to our city the opportunity to see all sections of the city and not just the narrow corridor close to existing hotels. Economically it is good for ALL business in the city not just the ones in close proximity to a hotel. So once again I hope you will Oppose this extremely unfair moratorium. Give host and neighboring businesses throughout the city the opportunity to be fully invested in the community and make a living. Not just the businesses close to existing brand name hotels. Diversity has been our calling card to Louisville. Our city's visitors want the right to choose and we as a community should give them the option.

Sincerely,

Rob and Stacy Nicolas

Haberman, Joseph E

From: Paula Brown <p_brown4821@live.com>
Sent: Wednesday, December 12, 2018 8:13 PM
To: Greg Fischer_(Mayor)
Subject: I oppose the short term rental moratorium

Dear Mayor,

As a long time, good standing tax payer I respectfully request you vote NO on this moratorium on short term rentals. It will infringe on the rights of all home owners. Building business and improving tourism not only brings more tax dollars to our community but also allows home owners the right to better the lives of their descendants as well.

Sincerely,

Paula Brown

4266 Regina Lane

Louisville, KY 40213

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Haberman, Joseph E

From: Robert Callahan <callahan@internetassociation.org>
Sent: Thursday, December 13, 2018 9:43 AM
To: Greg Fischer_(Mayor)
Subject: Internet Association opposition to proposed short-term rental restrictions
Attachments: IA opposition to Louisville STR amendments - 12.05.18.pdf

Dear Mayor Fischer,

Please find attached the Internet Association's opposition letter to the Metro Council regarding the proposed short-term rental restrictions in Louisville. Thank you in advance for your consideration of our concerns and please let me know if you have any questions.

Thanks,
Robert

--



Robert Callahan

Vice President, State Government Affairs

☎: [916.836.8983](tel:916.836.8983)

callahan@internetassociation.org

INTERNET ASSOCIATION

1303 J Street, Suite 400, Sacramento, CA 95814

Haberman, Joseph E

From: David Orange <david.k.orange@gmail.com>
Sent: Thursday, December 13, 2018 10:48 AM
To: Greg Fischer_(Mayor); James, David A; Hollander, Bill H.; Coan, Brandon; Green, Jessica; Shanklin, Barbara; Woolridge, Mary; barbarasexton@louisvilleky.gov; Hamilton, Cheri; angelaleet@louisvilleky.gov; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; vick.welch@louisvilleky.gov; cindifowler@louisvilleky.gov; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: The data behind short term rentals in Louisville

Good Evening All,

I am writing to you today as a constituent who wishes to make his voice heard regarding the upcoming meeting where the Louisville Metro planning commission will address changes to the short term rental ordinance and entertain the possibility of a proposed moratorium on new permits. I ask that you, as the reader, allow yourself five to six minutes to read this and continue on if you deem it necessary.

The Bourbon boon receives much ado for the tourism boon this city has seen, but it's not the only reason that people flock from all over to tour our 'Napa of the South'. In fact, there are a variety of reasons to visit Louisville speckled all across the calendar. Obviously, we want to bring people to this city to pump life into our local economy, to go home and tell their friends about who the NEW Jewel of the Midwest is: Louisville.

1. Derby (157k... in horrid weather)
2. Forecastle Music Festival (75k)
3. Bourbon and Beyond Music Festival (50k)
4. Louder than Life Music Festival (50k)
5. Iron Man (more than 3,000 participants + family, friends, and fans)
6. Cyclocross Nationals
7. Breeder's Cup (112k, third highest attendance in last 20 years)
8. PGA events
9. Yes, Distillery Tours
10. Youth Robotics Nationals
11. Countless conferences for varying trades at the Expo Center and our beautifully renovated new Kentucky International Convention Center

Additionally our highly underrated and under promoted 'foodie' scene was voted NUMBER TWO by the readers of USA Today. Yes, better than Los Angeles, better than New Orleans.

My question to the board, as a constituent, and not an investor who invests in local real estate but businesses rather... where do we intend to put all of these people?

The Omni? 600 guest rooms
The Brown? 321 guest rooms
The Seelbach? 308 guest rooms

In a year, per the Louisville Tourism Board, Louisville generally sees 16.4 million visitors. More than one hundred times the number of people who attend the Derby.

Certainly there are more options for lodging than just the three hotels that were identified, but for the guest who wants luxury accommodations? A suite for the family? And how about accommodations in the Neighborhood?

How many hotels are there in the highlands? Germantown? Nulu? Butchertown? Schnitzelburg?

These are the neighborhoods in which local business THRIVES. These are the neighborhoods that people wish to visit! The days of touring Michigan avenue in Chicago, Madison Avenue in New York... those days are found to be over, and the data supports it! People, tourists, visitors... they want to experience what it's like to LIVE like a local. The data supports it!

If the board votes for a moratorium or stricter guidelines (sure, some can be addressed... the idea of cramming 6 people in a one bedroom is preposterous) there is a MAJOR trickle down effect that cannot be ignored. These local businesses, small restaurants, the boutiques and record shops... these businesses will suffer. No one will know where they are, how to get to them. Additionally the commercial value of real estate in many neighborhoods will take a major hit. Data suggests that Airbnb IS A GREAT THING for city grown and property value increase. Quite contrary to what so many opposed believe!

We, the people who invest in this city and all of its facets, support registration and regulation! What we DO NOT support is an all out ban or cap on registration of new rentals! Louisville may appear to be overly saturated with listings but it couldn't be more false! More than 50% of the listings on Airbnb for short term rentals in Louisville are middle class families simply making their homes available year round with the only intent being to secure a high dollar booking for Derby to pay their mortgage for a few months. This is FACT! A failure to analyze the data accurately, or from an untrained eye, should not set this city back a decade on it's continuous path to growth! There are actually, less than 400 real full time short term rentals operating in the city of Louisville. That's less than the number of suites in the Omni.

Did this city not propose an aggressive bid to land the second Amazon HQ but fall short and not receive serious consideration? Yet Columbus OH did? Amazon cited a lack of talent, and the will for this city to stagnate growth. A multi billion dollar company which would have propelled this city and it's populous forward made a hard pass because we don't cultivate talent and we will vote to stagnate growth to simply please a small number of constituents! Does this city wish to grow? Maintain it's growing reputation as a progressive and forward thinking town? Have we reached a point where we've decided we don't need the tax revenue and that we wish to stifle tourism? That we wish to repel talent?

Instituting a moratorium or stopping the issuance of new permits all together will result in a trickle down effect. Less taxes, less tourism, less money going into local businesses, less grown, less talent attraction, businesses closing, an inability to handle the demand for lodging for the few major events we might have left... Life will change. It is not debatable.

Even if the city could meet the demands of lodging, not everyone who comes and spends their hard earned dollar to stay here has a minimum of \$150 per night to spend at the Omni. Per a study conducted by Harvard's school of business two of three groups that travel now prefer an Airbnb type listing over a hotel. By virtually limiting Airbnb listing options to a handful of grandfathered listings

you've created a virtual monopoly and not allowed the industry to self regulate the way it is designed to! Quality of listings can simply decrease sharply and current permit holders can charge significant amounts of money as most of the competition is removed! Current permit holders will have no incentives to make upgrades or provide a better stay! It's simply poor economics! Airbnb has algorithms built in to facilitate the cream rising to the top! This is a company that started with allowing people to book a night on your couch and has grown to a full blown new industry which introduces a new wave of lodging options! They have an 8 billion dollar valuation, that did not happen accidentally.

Verifiable GREAT things about Airbnb's impact on local economies:

- Tax Revenue
- Increased lodging options and higher capacity for larger events
- Increased property value; a higher return and more competitive market requires investors to invest more in property, driving the cost up for surrounding homes in the area.
- Short term rentals are better maintained; they are manicured and landscaped weekly, cleaned 2-3 times per week!
- Short term rentals never fall victim to one or two bad tenants that drive the property into the ground and effectively lower surrounding property value.
- MOST IMPORTANTLY: Short term rentals get visitors into the neighborhood where they spend money with local businesses which pay local taxes.

In whole, I and investors like myself support harder fines and stricter penalties for those who fail to register, so long as the city allows this micro economy to grow, self regulate, and mature the way it is intended to. Truly, with the zoning restrictions and limitations on multi-unit buildings, the city did a phenomenal job of drafting an initial regulation. By thwarting growth and not proposing revised regulation that creates fair market competition, the city will essentially take one step forward and ten steps back.

I plead with each and every one of you to please take a moment to visit a local establishment tomorrow. Venture outside of downtown and into the neighborhoods. Ask the shopkeep, the bartender, the waitress, the register clerk... ask them how much business they feel they get from tourists staying in the neighborhood. If short term rentals are virtually eradicated or are not allowed to self regulate, those will be the people who feel the brunt of it.

Should you have any additional questions, data and reference requests, or just comments, please reply to this email or I may be reached by phone at (502) 440-0418.

Please, keep Louisville 'Weird' and vote NO! for any further restrictions on short term rental permits.

A very concerned citizen,

David Orange

Haberman, Joseph E

From: OBrien, Jeff
Sent: Thursday, December 13, 2018 11:01 AM
To: Haberman, Joseph E
Cc: Liu, Emily
Subject: Fwd: Comments on Proposed Changes to Short-Term Rental Ordinance

Joe

Please add to the record.

Jeff O'Brien
Develop Louisville
Office 502.574.1354
Mobile 502.434.9985

Begin forwarded message:

From: Lisa Stephenson <Lisa@louisvillerealtors.com>
Date: December 13, 2018 at 10:54:22 AM EST
To: "emily.liu@louisvilleky.gov" <emily.liu@louisvilleky.gov>, "maryellen.Wiederwohl@louisvilleky.gov" <maryellen.Wiederwohl@louisvilleky.gov>, "jeff.obrien@louisvilleky.gov" <jeff.obrien@louisvilleky.gov>
Cc: Karen Story <kstory@semonin.com>, Tim Corrigan <tim@therotundagroup.com>
Subject: Comments on Proposed Changes to Short-Term Rental Ordinance

Louisville Metro Planning Commission

444 S. 5th Street

Louisville, KY 40202

Dear Commissioners:

On behalf of the Greater Louisville Association of REALTORS® (GLAR), and its over 4000 members in the Louisville Metro area, we are writing regarding the proposed changes to the short-term rental ordinance.

GLAR understands the need for a review of the appropriate regulations for short-term rentals in Louisville Metro. GLAR has been involved and will continue to be involved in this review and provide feedback on the issues that have been raised to both the Planning Commission and the Metro Council. The Government Affairs Committee of GLAR has discussed these proposed changes and have the following comments and concerns.

First, GLAR and its members believe in strong private property rights and their protection. GLAR also understands that one's private property rights should not constrain or impede

another's private property rights. Second, as an organization we have had no issues raised by members from their clients on complaints due to short-term rentals. GLAR suggests that if there are complaints due to short-term rentals, that the current code enforcement and nuisance laws should be able to deal effectively with the enforcement issues.

With that, we respectfully submit these comments and concerns regarding the proposed changes the Planning Commission is debating.

With regard to a prohibition on non-owner occupied short-term rentals in residential areas, GLAR believes that this all out prohibition of future CUPs for these types of rentals is not warranted. First, GLAR believes that the short-term rental market will eventually, through market forces, limit the number of short-term rentals in all zoning areas. According to some, this is already happening. In addition, without a full review, analysis, and details of the number and types of complaints from non-owner occupied short-term rentals in residential areas, GLAR does not believe that this prohibition is necessary. GLAR has not had any of its members bring this issue forward as an issue from their clients. Additionally, these types of online platforms for short-term rentals police themselves due to the ratings and comments that short-term renters put on the site. If the property is not being kept in a good condition, the short-term renter could give a bad review which hinders the owner's ability to maintain a high rental price for the property. GLAR also thinks that the best way to handle these issues is to allow the incorporated cities and/or the homeowners associations to handle this issue at a neighborhood or small city level.

We also want to raise an example of a potential unintended consequence if an all-out prohibition is passed. This prohibition would limit an individual who has purchased a new home, is having difficulty selling their previous home, and accordingly is paying two mortgages. They wouldn't be able to enter into a long-term lease to help offset these expenses as the property is for sale and could sell any day. Some of these homeowners list their previous home on these sites in the short-term to help offset this potential two mortgage situation. An all-out prohibition would not allow this person to offset their expenses until they sell the previous home.

With regard to allowing short-term rentals in EZ-1 district, GLAR supports this proposed revision. Regarding the proposed revision to the occupancy requirements, GLAR is not taking a position on the limiting of the short-term rentals to 10 individuals at this time.

GLAR and its members would like to thank the Planning Commission and staff for allowing these comments to be submitted and reviewed. GLAR has many members with extensive knowledge of the real estate industry, and we stand ready to help in any way on this issue and other issues in the future. GLAR and its over 4000 members have in the past and remain committed in the future to helping Louisville Metro leaders grow, improve, and revitalize neighborhoods in our hometown.

Sincerely,

Karen Story
President
Greater Louisville Association of REALTORS®

Lisa Stephenson
CEO
Greater Louisville Association of REALTORS®

Haberman, Joseph E

From: Jonathan Klunk <jonathan@keysourceproperties.com>
Sent: Thursday, December 13, 2018 4:05 PM
To: Haberman, Joseph E
Subject: New STR Comments
Attachments: STR Zoning Recommendation.docx

Mr. Haberman,

Attached, please find a recommendation to the zoning board for a change to the STR ordinance that would allow metro council to place restrictions on the STR registration, rather than the CUP, and could help resolve numerous complaints posed by councilmen Holander and Coan.

Regards,
Jonathan Klunk

502-410-8181

From: Fiechter, Travis J. <Travis.Fiechter@louisvilleky.gov>
Sent: Wednesday, December 12, 2018 4:28 PM
To: Jonathan Klunk
Cc: Haberman, Joseph E
Subject: New STR Comments

Mr. Klunk,

As recently discussed on the phone, the appropriate place to submit your new comments on the Short Term Rental ordinance is Joseph.Haberman@louisvilleky.gov. Assuming the record is reopened for additional public comment, yours will be considered. Joe is also CC'd on this email for your convenience. He indicated that a word document may be an easier format to incorporate than within the body of an email.

Best,



Travis J. Fiechter
Assistant County Attorney
Office of Mike O'Connell - Jefferson County Attorney
(502) 574-1037
531 Court Place, Suite 900
Fiscal Court Building
Louisville, KY 40202

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Joe Haberman
December 13, 2018

Comments on the Short-Term Rental Ordinance

Mr. Haberman,

I respectfully submit a suggestion for the improvement of the short-term rental ordinance for non-owner occupied short-term rentals in Louisville.

Currently, a conditional use permit (CUP), once issued, runs with the land. Several metro council members have alluded to the fact that this could create issues in the future because it could allow for entire blocks or large portions of communities to become short-term rentals, and will possibly change the fabric of the community, as the issuance of CUPs is fairly unrestricted and STR registrations are almost guaranteed.

I would encourage council to explore the option of allowing CUPs to continue to run with the land, and continue to be issued by BOZA, but to treat the registration as a privilege, not a right, for those with active CUPs for short-term rentals. This would allow council to apply density limitations based on street, neighborhood, or zip code, and to more easily refuse or revoke the registration of a problem property or STR host.

Please submit this recommendation into the record for consideration by the Zoning Board. As an active member of the local short-term rental community, I believe this is a great way to enact the legislation necessary while limiting the number of legal short-term rental properties at any given time.

Regards,
Jonathan Klunk



LISA STEPHENSON

CEO

PHONE 504.894.9860

EMAIL lisa@LouisianaRealtors.com

WEB LouisianaRealtors.com

ADDRESS 5300 Dutchmans Place, Louisiana, KY 40305

Haberman, Joseph E

From: stpinlou@aol.com
Sent: Thursday, December 6, 2018 2:46 AM
To: Haberman, Joseph E; Reverman, Joe; Liu, Emily
Subject: Short Term Rental Amendments

Joe, Joe and Emily,

Congratulations on an excellent report and suggestions. I believe the best parts are:

- 1) Eliminating non-resident STR's in S-F zones, and
- 2) Requiring the host to pay all taxes, not Airbnb or other companies

I am attaching compromise language for 4.2.63 and some minor suggestions on conditions, although I think the fire marshal inspection is crucial. I will present these at the hearing tomorrow.

Thanks for your work and your patience during this long ordeal.

Steve

Stephen T. Porter
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2406 Tucker Station Road
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502-905-9991
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Stephen T. Porter
Attorney-at-Law
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502-297-9991 or 502-905-9991

Suggested language for Short Term Rentals

Conditional Use Permit

4.2.63 Short Term Rental of:

- a) A dwelling unit in a TNZD district that is the primary residence of the host,
- b) A condominium unit in a U-N, R-5A, R-5B, R-6, R-7, or R-8A zoning district that is the primary residence of the host, or
- c) A dwelling unit (not a condominium unit) in a U-N, R-5A, R-5B, R-6, R-7, or R-8A zoning district that is not the primary residence of the host.

A short term rental of a) a dwelling unit in a TNZD district that is the primary residence of the host, b) a condominium unit in a U-N, R-5A, R-5B, R-6, R-7, or R-8A zoning district that is the primary residence of the host, or c) a dwelling unit (not a condominium unit) in a U-N, R-5A, R-5B, R-6, R-7, or R-8A zoning district that is not the primary residence of the host may be allowed upon the granting of a Conditional Use Permit. In addition to any conditions of approval, a short term rental and its host shall meet the following requirements:

- J. Before approval of a Conditional Use Permit, the dwelling unit shall be inspected by and approved for the maximum occupancy allowed by this section by the appropriate fire marshal in the fire district.

Permitted Uses with Special Standards

4.3.23 Short Term Rentals

- D. (Eliminate the three criteria)
- J. Before approval for occupancy, the dwelling unit shall be inspected by and approved for the maximum occupancy allowed by this section by the appropriate fire marshal in the fire district.

PROVIDED TO PC @ 1/6/18 MEETING

Haberman, Joseph E

From: Lauago, Andrea T
Sent: Thursday, December 6, 2018 11:06 AM
To: Haberman, Joseph E
Subject: FW: Planning & Design: Short-term Rental Amendments

This came in through the website.

Andrea Lauago

Planning Supervisor
502-574-5177

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> **On Behalf Of** mkiessling@traveltech.org
Sent: Thursday, December 6, 2018 10:42 AM
To: Lauago, Andrea T <Andrea.Lauago@louisvilleky.gov>
Subject: Planning & Design: Short-term Rental Amendments

Submission:

Submitted by Anonymous (not verified) on December 6, 2018 - 10:42am

Your Email Address:
mkiessling@traveltech.org

Your Subject:
Short-term Rental Amendments

Your Comment:
December 5, 2018

City of Louisville Planning Commission
444 S. 5th Street
Louisville, KY 40202

Dear City of Louisville Planning Commission:

My name is Matthew Kiessling and I serve as the Vice President of Short-term Rental Policy for the Travel Technology Association (Travel Tech). My organization represents short-term rental platforms like AirBnB, Booking.com, HomeAway, TripAdvisor Vacation Rentals and VRBO. On behalf of our Association and its members, I write today to express our concern and opposition to amendments to the City's short-term rental regulations that could limit short-term rentals to primary residences only throughout the City.

Travel Tech supports formal regulations that legalize short-term rentals, and believes that industry stakeholders, along with owners, operators, and hosts can work collaboratively with the city and the community to ensure the future

of short-term rentals in Louisville. The current proposal being considered by the Planning Commission would do irreparable harm to the overwhelming number of responsible short-term rental providers in the City.

Measures such as this proposal are often drafted in response to a small fraction of the city's short-term rental community that is not in compliance with existing city ordinances. Fortunately for the city and its residents, Louisville's current short-term rental law provides for the opportunity to simply enforce the existing code. With this simple solution already provided for in the existing law, a wholesale rewrite of the existing city ordinance that could eliminate an entire segment of short-term rentals is not in the best interest of the city. Moreover, limiting short-term rentals to primary residences would be detrimental to those seeking short-term rental accommodations when visiting Louisville.

At the heart of successful short-term rental regulation is an equal playing field that does not discriminate between the renting of a primary or owner-occupied residence and a secondary residence. Cities need sensible regulations that apply to all short-term rentals equally, so that travelers, owners, hosts, and property managers, the city and the surrounding communities can all benefit from the tremendous economic opportunity that short-term rentals have to offer. Subsequently, travelers seeking alternative accommodations should continue to see Louisville as a viable travel destination willing to offer travelers and their families, choices when it comes to accommodations.

We encourage Louisville's City Planning Commission to work towards ensuring compliance with existing regulations, and then if necessary, develop additional sensible short-term rental regulations that can be easily complied with by renters and operators. If regulations are enacted in this regard, the city and surrounding community have much to gain. Should Louisville fail to address this issue or seek to enact regulations that hamper the widely recognized advantages vacation rentals or second homes utilized as short-term rentals, it will likely drive the activity underground, where it would still persist, but without the same level of accountability and the corresponding tax and revenue advantages for the city. Ultimately, it would represent a missed opportunity to position the city's travel industry for a bright future.

The Travel Technology Association, as well as many local short-term rental owners, operators, and hosts are available to the city as a resource. We encourage you to consider their input as you continue to work toward developing fair and reasonable short-term rental policies. We look forward to having the opportunity to work with you.

Matthew Kiessling
Vice-President, Short-term Rental Policy
The Travel Technology Association

Choose a Department:
Department Email:
Andrea.Lauago@louisvilleky.gov

PROVIDED TO PC @ 12/6 MEETING

Haberman, Joseph E

From: Viviana Jordan <viviana.jordan@airbnb.com>
Sent: Wednesday, December 5, 2018 7:05 PM
To: Haberman, Joseph E
Cc: Greg Fischer_(Mayor); OBrien, Jeff
Subject: Letter to Planning Commission Re: Dec. 6th, 2018 Meeting - Agenda item 12
Attachments: 2018-12-05 Letter to Louisville Planning Commission Re_ Non-Primary Residence STRs.pdf

Good Afternoon, Mr. Haberman,

I hope this message finds you well. Attached please see a letter addressed to the City's Planning Commission members for agenda item no. 12 on tomorrow's agenda. We would greatly appreciate it if you could distribute it to them in time for the meeting.

Best,

-Viviana



Viviana Jordan
Public Policy
U.S. • Southeast
Airbnb Citizen



December 5, 2018

Planning Commission
Louisville Metro
444 S. 5th Street
Louisville, KY 40202

RE: Opposition to December 6th, 2018 Planning Commission Agenda Item No. 12 - Short-Term Rental Ordinance Amendments

Dear Planning Commission Members,

I write to you today regarding the city's efforts to amend its existing short-term rental (STR) regulations. While Airbnb supports the majority of the amendments being recommended, the proposed ban on short-term rentals in non-primary residences is unnecessary and out of step with cities across the country that have taken action to support the economic engine of short-term rentals. This proposed ban will hurt tax-paying hosts, weaken the city's budget, reduce the ability for guests to visit Louisville, and negatively affect local small businesses that benefit from the sharing economy. As a result, we urge you to oppose this excessive and harmful measure.

Short-term rentals are an increasingly important component of Louisville's economy. In the last year alone, over 2,000 Airbnb hosts welcomed more than 100,000 guests to every corner of the Derby City. Many of these hosts -- 60 percent of whom are women -- are individuals and families who share their homes occasionally to pay for their mortgage, medicine, and student loans, or save money for retirement or a rainy day. On average, our hosts in Louisville earn about \$4,500 each year in supplemental income by sharing their homes. In fact, our data shows that last year, nearly 60 percent of entire-home hosts in Louisville shared a home less than 30 days.

While primary residence hosts are a significant part of Airbnb's community, we are also home to hosts who share secondary residences that could otherwise lie empty without the short-term rental economy. Indeed, many cities across the country have recognized the value of these properties to their economy, while understanding that they may require additional regulation.

- Philadelphia allows individuals to rent their own home for up to 90 days without registration, but requires registration for STR hosts renting for more than 90 days a year,

and requires non-primary home STR hosts to obtain a special permit for “Visitor Accommodation” use.¹

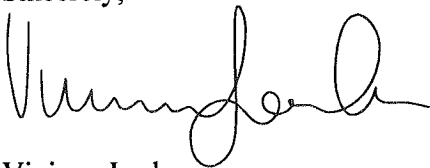
- Portland, Maine allowed short-term rentals in both primary and non-primary residences, with non-primary residences subject to a higher registration fee. In addition, Portland exempts certain neighborhoods that have historically been centers of vacation rentals from the registration requirements.²
- Los Angeles’ City Council is actively considering legislation that would recognize the value of both traditional home sharing and non-primary short-term rentals, while imposing additional regulations on this latter category.

As you evaluate the proposed amendments before you, we encourage you to thoughtfully consider modifications that would allow short-term rentals to continue to exist in your community within a reasonable regulatory framework; one that would also allow the city to ensure the quality of life for all Louisville residents while fostering the economic opportunity of the short-term rental economy -- an opportunity that is already being realized by residents and business owners alike.

In closing, we respectfully request that you reject the proposed ban on short-term rentals in non-primary residences, and instead consider measures that focus on improving enforcement of existing regulations to account for any bad actors.

Thank you for your thoughtful attention on this matter.

Sincerely,



Viviana Jordan
Public Policy, U.S. Southeast
Airbnb

Cc: Honorable Mayor Greg Fischer
Mr. Jeff O’Brien, Develop Louisville

¹ <http://www.phila.gov/li/PDF/Limited%20Lodging%20Information%20Flyer.pdf>

² <https://www.portlandmaine.gov/DocumentCenter/View/18001/Short-Term-Rental?bidId=>



PROVIDED TO RC @ 12/6/18 MEETING

December 5, 2018

The Honorable David James
Louisville Metro Council
601 W. Jefferson Street
Louisville, KY 40202

**RE: Proposed Amendments to Louisville LDC Prohibiting Certain Short-Term Rentals
OPPOSE**

Dear President James,

On behalf of the Internet Association (IA), I submit this letter expressing our **OPPOSITION** to the Planning Commission's current proposed amendments to the Louisville Metro Land Development Code (LCD), which would prohibit short-term rentals (STR) within dwelling units that are not primary residences. This is an unnecessarily blunt restriction to impose on the STR market in Louisville, and one that fails to account for the significant potential harm it would pose to the City's residents, businesses, visitors, and the broader Louisville economy.

IA represents more than 40 of the world's leading internet companies, and advances public policy solutions that foster innovation, promote economic growth, and empower people through the free and open internet.

Short-term rentals are an example of internet-enabled innovation that increases quality and choice, while decreasing costs, and it must be allowed to compete and grow in an open market. This value proposition, along with the seamless connection of supply and demand, is unique to the internet and is reflective of all our member companies. By allowing individuals with a spare space to connect with people in search of a place to stay, short-term rental platforms are another prime example of where the internet has empowered individuals and widespread economic growth.

IA supports smart regulations that promote continued innovation in the short-term rental market, and we welcome the City's efforts to continue to improve and refine its regulations to address local STR issues. However, we would strongly urge the rejection of the amendment to ban the use of non-primary residences as an overly-blunt and disproportionate response to the City's concerns with the STR market.

As you, City staff, and the Planning Commission continue to work toward amending the City's existing regulations, we encourage you to thoughtfully consider modifications that would allow short-term rentals to continue to exist in your community within a reasonable regulatory framework. Should you have any questions regarding our position, please feel free to contact me at callahan@internetassociation.org or (916) 836-8983. Thank you.

Sincerely,

Robert Callahan
Vice President, State Government Affairs

cc: Members, Louisville Metro Council

Haberman, Joseph E

From: Haberman, Joseph E
Sent: Wednesday, December 5, 2018 5:28 PM
To: vince.jarboe@metroboards.org; marilyn.lewis@metroboards.org; robert.peterson@metroboards.org; david.tomes@metroboards.org; Richard Carlson; lula.howard@metroboards.org; Emma Smith (Emma.Smith@metroboards.org); Brown, Jeffrey E; Robinson, Donald; 'ruth.daniels@metroboards.org'
Cc: Liu, Emily; Reverman, Joe; Whitty, Paul B; Carroll, John G.; Fiechter, Travis J.; Davis, Brian
Subject: Short Term Rental Amendment - 18AMEND1002
Attachments: 18AMEND1002_Public Comments_12-1-18 through COB 12-5-18.pdf

Commissioners, please find public comments regarding the short term rental amendments that were received after the publication date of the staff report and before close of business today. I will provide you with a hardcopy of the comments, including any comments received tonight or tomorrow, at the meeting. Thanks, Joe

Joseph Haberman, AICP
Planning Manager
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502)574-5178
<https://louisvilleky.gov/government/planning-design>



**DEVELOP
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Haberman, Joseph E

From: helga ulrich <hhubmw@gmail.com>
Sent: Wednesday, December 5, 2018 2:41 PM
To: James, David A
Cc: Wilcher, Michael; Haberman, Joseph E; pcchuck@bellsouth.net
Subject: Amending Short Term Rental ordinances

CM James:

After learning about the Planning Commissions public hearing scheduled for 12/6/2018 I hurriedly prepared the report below as I prefer not to speak in public about my data and its analysis; I prefer to continue my efforts largely 'under the radar' as I fear alienation or perhaps even retaliation. I will, however, be glad to provide detailed information and answer any questions.

I do intend to speak at the public hearing but intend to be part of the audience.

Introduction:

Since March 2016 I have been tracking and logging Short Term Rentals [STR] within the Old Louisville Neighborhood with the mission of maintaining a comprehensive and accurate picture of this emerging rental market. This required and continues to require apr. 10 hrs/month. I know the area well and now I know it even better. A continuous effort is essential as the market is expanding rapidly - up to 6 new listings per month; some listings are removed and some become inactive as well; that's based on owners or hosts' response to being reported.

I suspect that other urban residential neighborhood will have a similar break down of the STR market, at least proportionally.

Collection of Data:

I have generated a large data base listing property owners, addresses, specifics about the listing, pricing, and, of course as evidence, links to the listings. I also document Metrocall SR# and date of reporting; M. Wilcher, Planning & Design, was/is copied on each Service Request; I track any pending or approved CUPs as well.

Data Analysis:

As of December 1st 2018 there are

1. **129** – is the total number of active listing addresses within Old Louisville
Historically: 24 – identified listings April 2016
 48 – Identified listings summer 2017
2. 46 – additional listings where owner or exact address isn't known YET (missing identifiers in listing), most are either subleased apartments or single rooms.
3. 39 (of 129) have either pending or approved CUPS (30%).
 - o 12 of those 39 owners had applied for a CUP prior to listings placed (less than 10%)
4. 42 of 129 are listings within multi-family residences (in a triplex or higher occupancy) or room rentals (38%).
5. 44 of 129 are owner occupied (34%).
6. 14 of 129 were purchased for STR purpose.
7. 60 of 129 are lost affordable housing units (46%).

There are really three types of violations:

- Units that are either single family homes, duplexes or condos; they operate without being registered and without a CUP, some have started the permit process but didn't complete it.
- Units that are within a triplex or other multi-family housing units or room rentals; neither are permitted;
- Housing units that offer STR but since obtaining CUP approval have expanded their listings to more than the CUP allows.

Rooming houses are now operating within OL.....not permitted within the TNZD!

Alarming Trends:

- The rapid growth is obvious; there are up to 5 residences that have STR listings within a block.
- This STR market is rapidly becoming THE real estate investment market with the respective short term management companies eagerly scooping up new listings.
- Houses are being purchased for the sole purpose of STR and yet they're taxed at residential rates when no one really lives there.
- Some realtors are advertising their listings as income/investment properties for 'short rentals via *'Airbnb'*;

Conclusion and Recommendations:

- Imposing a moratorium on any new STR units will have very little effect on the expansion of this market segment as only 10% will actually file for a CUP prior to listing, the rest will just continue to list their properties and generate revenue for their owners.
- When considering a change in how *'Airbnb'* accepts new listings please consider to also make the same request to the secondary listing sites, namely *VRBO* as the close second in volume for listings.
- Immediately shut down those listings within multifamily residences and rooming houses or imposing immediate fines as described in the current ordinance. This step could reduce the current listing by as much as 38% (within TNZD).
- Disallowing rooming houses; at least within the TNZD.
- Clarify whether a CUP to one owner carries over to a new owner: there is one residence in Old Louisville that had a newly applied CUP withdrawn by or on behalf of the new owner 'because a CUP already exists'. To add to the confusion is that the new owner also rents out a potentially the basement without its appropriate COA.
- Establishing an enforcement process of those that have been granted a CUP; there are at least 4 STR addresses that have expanded listings beyond the 2 that are permitted.
- Require that a local contact person be added in case of an emergency (as required for other rental property owners).

Regards

Helga Ulrich, 112 E Ormsby Ave., 40203

Cell phone: 502-608-8006

Haberman, Joseph E

From: Ashley Hodgini <ahodgini@homeaway.com>
Sent: Wednesday, December 5, 2018 2:39 PM
To: Haberman, Joseph E
Cc: Joseph Montano (ELCA) (Expedia)
Subject: Planning Commission 12/6 meeting - Short term rental regulations
Attachments: HomeAway_ Louisville 12.05.18.pdf

Mr. Haberman, please see attached letter which was provided to Council Members today regarding the current short term rental proposals under consideration. We would greatly appreciate your assistance in ensuring it reaches Planning Commissioners as well.

Thank you, and please do not hesitate to contact me with any questions or concerns.

Best regards,
Ashley Hodgini

Ashley Hodgini
Government Affairs Manager, Mid-South Region
HomeAway
1011 W. 5th Street | Suite 300 | Austin, TX 78703
(512) 592-4505
ahodgini@homeaway.com



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Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 3:59 PM
To: Haberman, Joseph E
Subject: FW: Louisville short term rental regulations
Attachments: HomeAway_ Louisville 12.05.18.pdf

From: Ashley Hodgini [mailto:ahodgini@homeaway.com]
Sent: Wednesday, December 05, 2018 2:33 PM
To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Cc: Joseph Montano (ELCA) (Expedia)
Subject: Louisville short term rental regulations

RE: Revised Recommendations to 18AMEND1002: Amend the Land Development Code concerning the Short Term Rental regulations; and O-476-18, An Ordinance Imposing a Temporary Moratorium on Conditional Use Permits for Short Term Rentals in Residential Zoning Districts

Dear Mayor Fischer, President James and Metro Council Members:

On behalf of the Expedia Group family of platforms, including HomeAway and VRBO, I am writing to express our concerns with and opposition to recent revisions to the recommendations for amending Louisville's existing short term rental ordinance, as well as the proposed moratorium on conditional use permits for non-owner occupied short term rentals in residential zones.

HomeAway supports a regulatory framework for short term rentals within which homeowners and property and managers can operate legally, responsibly, and with accountability. While we commend the City of Louisville for working to enhance their short term rental policies, we strongly oppose recent revisions to the proposal to amend the existing ordinance. Last week, new language was included to recommend prohibiting most short term rentals in Louisville that are not the primary residence of the owner. We believe this recommendation is arbitrary, inequitable and will fail to resolve the issues Council is attempting to address.

We understand the City has faced compliance issues with their existing short-term rental program. Louisville's current policy requiring a conditional use permit for the majority of short-term rental homes is extremely onerous. In other locations, this type of policy has proven to be inequitable for homeowners, and an enormous administrative burden for local government, rendering it very difficult to enforce. However, advancing flawed policies that make it even more difficult, and in most cases impossible, for otherwise law-abiding homeowners to participate will only exacerbate Louisville's compliance issues. In every circumstance, policies that limit short-term rentals to the owner's primary residence fail to achieve compliance. Alternatively, policies that allow secondary homeowners to rent (even with strict limitations) enjoy greater compliance, easier administration and require fewer enforcement resources.

Sensible policy should impose reasonable limits on short-term rentals, so that they cannot impact the character and continuity of Louisville's neighborhoods. But, short term rentals should be an allowed use in all zones subject to restrictions. A majority of short term rental owners maintain their homes in all classifications of residential zones and we

recommend the Metro Council not exclude these homes solely based on their zoning classification. Reasonable limits, such as density limitations per block face or in multi-family buildings (such as those established by cities like San Antonio), would encourage compliance by allowing homeowners to participate, but would establish limitations on the number of short term rentals in a given neighborhood. Greater compliance will ease enforcement, and will help create more effective recourse for bad actors.

Furthermore, we oppose any moratorium on the issuance of new short term rental permits. This would unfairly penalize those individuals currently in the process of obtaining a permit, and further deter compliance with the City's program. We therefore respectfully urge you to reject proposed ordinance O-476-18.

We eagerly welcome the opportunity to work with you on effective short term rental regulations for Louisville, and would be happy to provide additional information and resources. Thank you for your consideration, and please do not hesitate to contact me with any questions or concerns.

Respectfully,
Ashley Hodgini

Ashley Hodgini
Government Affairs Manager, Mid-South Region
HomeAway
1011 W. 5th Street | Suite 300 | Austin, TX 78703
(512) 592-4505
ahodgini@homeaway.com



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December 5, 2018

Mayor Greg Fischer
Members of the Louisville Metro Council
Louisville Metro Council
601 W. Jefferson Street
Louisville, KY 40202
Via Email

RE: Revised Recommendations to 18AMEND1002: Amend the Land Development Code concerning the Short Term Rental regulations; and O-476-18, An Ordinance Imposing a Temporary Moratorium on Conditional Use Permits for Short Term Rentals in Residential Zoning Districts.

Dear Mayor Fischer, President James and Metro Council Members:

On behalf of the Expedia Group family of platforms, including HomeAway and VRBO, I am writing to express our concerns with and opposition to recent revisions to the recommendations for amending Louisville's existing short term rental ordinance, as well as the proposed moratorium on conditional use permits for non-owner occupied short term rentals in residential zones.

HomeAway supports a regulatory framework for short term rentals within which homeowners and property and managers can operate legally, responsibly, and with accountability. While we commend the City of Louisville for working to enhance their short term rental policies, we strongly oppose recent revisions to the proposal to amend the existing ordinance. Last week, new language was included to recommend prohibiting most short term rentals in Louisville that are not the primary residence of the owner. We believe this recommendation is arbitrary, inequitable and will fail to resolve the issues Council is attempting to address.

We understand the City has faced compliance issues with their existing short-term rental program. Louisville's current policy requiring a conditional use permit for the majority of short-term rental homes is extremely onerous. In other locations, this type of policy has proven to be inequitable for homeowners, and an enormous administrative burden for local government, rendering it very difficult to enforce. However, advancing flawed policies that make it even more difficult, and in most cases impossible, for otherwise law-abiding homeowners to participate will only exacerbate Louisville's compliance issues. In every circumstance, policies that limit short-term rentals to the owner's primary residence fail to achieve compliance. Alternatively, policies that allow secondary homeowners to rent (even with strict limitations) enjoy greater compliance, easier administration and require fewer enforcement resources.

Sensible policy should impose reasonable limits on short-term rentals, so that they cannot impact the character and continuity of Louisville's neighborhoods. But, short term rentals should be an allowed use in all zones subject to restrictions. A majority of short term rental owners maintain their homes in all classifications of residential zones and we recommend the Metro Council not exclude these homes solely based on their zoning classification. Reasonable limits, such as density limitations per block face or in multi-family buildings (such as those established by cities like San Antonio), would encourage compliance by allowing homeowners to participate, but would establish limitations on the number of short term rentals in a given neighborhood. Greater compliance will ease enforcement, and will help create more effective recourse for bad actors.

Furthermore, we oppose any moratorium on the issuance of new short term rental permits. This would unfairly penalize those individuals currently in the process of obtaining a permit, and further deter compliance with the City's program. We therefore respectfully urge you to reject proposed ordinance O-476-18.

We eagerly welcome the opportunity to work with you on effective short term rental regulations for Louisville, and would be happy to provide additional information and resources. Thank you for your consideration, and please do not hesitate to contact me with any questions or concerns.

Respectfully,
Ashley Hodgini

Government Affairs Manager
HomeAway, Inc.
1011 W. 5th Street, Suite 300
Austin, TX 78703
ahodgini@homeaway.com

Haberman, Joseph E

From: Maya Sharma <MSharma@cta.tech>
Sent: Wednesday, December 5, 2018 1:46 PM
To: Haberman, Joseph E
Subject: FW: CTA Letter to Council re: STRs
Attachments: Letter to Louisville City Council - Consumer Technology Association.pdf

Dear Mr. Haberman,

I would like to submit the attached letter regarding short-term rentals to you. This was just to the Louisville Metro Council on behalf of the Consumer Technology Association.

Thank you,
Maya

Maya Sharma
Government Affairs | Consumer Technology Association (CTA)
(d) 703-907-7625 | (e) msharma@cta.tech

From: Maya Sharma
Sent: Wednesday, December 5, 2018 1:13 PM
To: Maya Sharma <MSharma@cta.tech>
Subject: CTA Letter to Council re: STRs

Dear Members of the Louisville Metro Council:

On behalf of the Consumer Technology Association's Sr. Vice President of Government Affairs, Michael Petricone, please find the attached letter regarding short-term rentals (STRs) in Louisville.

Thank you for your attention on this matter.

Warmly,
Maya

Maya Sharma
Government Affairs | Consumer Technology Association (CTA)
(d) 703-907-7625 | (e) msharma@cta.tech

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Consumer Technology Association

1919 S. Eads St
Arlington, VA 22202
703-907-7600
CTA.tech

December 5, 2018

The Honorable Members of the Louisville Metro Council
Louisville Metro Council
601 W. Jefferson Street
Louisville, KY 40202

Dear Members of the Louisville Metro Council:

On behalf of the Consumer Technology Association (CTA)TM and our more than 2,200 member companies, I would like to express opposition on proposals to outlaw non-primary residences short-term rentals (STR) in the Land Development Code. Rather than a prohibition on secondary homes, we encourage the city to engage all stakeholders to find ways to effectively enforce existing regulations, and thus help preserve the quality of life of Louisville residents while embracing the sharing economy.

Recently, similar proposals in cities like Washington, DC and Las Vegas, NV have revealed the exorbitantly high costs of prohibiting short-term rentals. For example, in the nation's capital, fiscal impact statements show a \$104 million cost to enforce and implement a similar regulation on secondary homes in the District of Columbia, comparable to the proposals in Louisville. While each city is unique, the consistent concern is to find a simple, streamlined and financially responsible path to compliance that is in the best interests of STR hosts and the city of Louisville. Airbnb's voluntary tax collection and remittance agreement with Louisville illustrates the STR services' willingness to simplify the regulatory process and reduce onerous requirements on hosts to submit paperwork on their behalf.

Louisville has already taken sound, effective measures to oversee STRs in its neighborhoods. Rather than adopting exclusions on secondary homes and therefore limit lodging options for visiting tourists, families and business travelers, we encourage the city to enforce existing rules. The registration requirements for primary and non-primary residences, and the earnings reporting requirements are a starting point before hastily enacting further legislation.

The Commonwealth of Kentucky recently ranked as an "Modest Innovator" – the fourth-lowest out of four tiers – in CTA's 2018 annual Innovation Scorecard for state policies that promote technological progress, create jobs and improve the quality of life for people. For Kentucky to become a top-tier state or "Innovation Champion," its top cities, such as Louisville, must embrace pro-innovation policies, rather than arbitrary regulations on businesses and consumers.

For these reasons, I urge you to oppose the prohibition of the rental of secondary homes as short-term rentals. CTA and our member companies look forward to working with you to ensure that Louisville adopts common-sense, compromise solutions to the city's concerns.

Producer of



Sincerely,

A handwritten signature in black ink, appearing to read 'Michael Petricone', with a stylized flourish at the end.

Michael Petricone
Sr. Vice President, Government Affairs
Consumer Technology Association

CC: The Louisville Metro Planning Commission

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 12:33 PM
To: Haberman, Joseph E
Subject: FW: Short-term Rentals in Non-primary Residences

From: Mike Ayala [<mailto:mike.ayala96@gmail.com>]
Sent: Wednesday, December 05, 2018 10:36 AM
To: Greg Fischer_(Mayor); Green, Jessica; Shanklin, Barbara; Woolridge, Mary; Sexton Smith, Barbara; Hamilton, Cheri; James, David A; Leet, Angela; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Welch, Vicki A; Fowler, Cindi; Butler, Marianne; Reed, Scott; Stuckel, Glen; Parker, Marilyn; Denton, Julie; Benson, Stuart; Lanshima, Vitalis; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent
Subject: Short-term Rentals in Non-primary Residences

Metro Council Members,

I am writing to ask that you vote to continue to allow short-term rentals in non-primary residences. I have a property which I use as a short-term rental. This property provides a need for families traveling to the Derby City that is not available through other lodging means. For example, a family of 5 would be able to stay at a house vs. having to get a couple of rooms at a hotel. These families are usually financially strained and require a location where they have access to laundry facilities and cooking facilities without having to pay additional fees. Allowing for non-primary residences to be used for short-term rentals fills that void.

As a retired military member with 3 children who travels often, I understand how a family may not be able to travel due to lodging costs and the lack of practicality that is offered at a traditional hotel. Many of these families may also be traveling with pets which presents another challenge and additional cost to their travel. Many of the available short-term rentals allow pets and provide families with a welcoming environment which takes the stress out of their finances and gives them the opportunity to truly enjoy everything our beautiful city has to offer.

I again ask that you take this into consideration as you make your decision on this matter.

Thank you.
Mike Ayala

Haberman, Joseph E

From: Hall, Yvonne
Sent: Wednesday, December 5, 2018 10:04 AM
To: Haberman, Joseph E
Subject: FW: Metro311: Short term rentals

Joe,
Just wanted to forward to you, not sure if you received it or not.

-----Original Message-----

From: Metro 311
Sent: Wednesday, December 5, 2018 9:48 AM
To: Wilcher, Michael; Hall, Yvonne
Subject: FW: Metro311: Short term rentals

Good morning.

Metro 311 received the following email from a citizen who would like to express their concerns about short term rentals.

Metro311
311 or 574-5000
Metro.311@louisvilleky.gov
<https://louisvilleky.gov/government/metro311>

Please reply to this email if you would like for your contact information to remain confidential. Thank you.

NOTICE of CONFIDENTIALITY: This e-mail, including any attachments, is intended only for the use of the individual or entity to which it is addressed and may contain confidential information that is legally privileged and exempt from disclosure under applicable law. If the reader of this e-mail is not the intended recipient, you are notified that any review, use, disclosure, distributing or copying of this communication is strictly prohibited. If you have received this communication in error, please contact the sender by reply e-mail and destroy all forms of the original message.

-----Original Message-----

From: mtsappteam@louisvilleky.gov <mtsappteam@louisvilleky.gov> On Behalf Of Sisterswhobuyhouses@gmail.com
Sent: Wednesday, December 05, 2018 9:37 AM
To: Metro 311 <Metro.311@louisvilleky.gov>
Subject: Metro311: Short term rentals

Submission:

Submitted by Anonymous (not verified) on December 5, 2018 - 9:37am

Your Email Address:

Sisterswhobuyhouses@gmail.com

Your Subject:

Short term rentals

Your Comment:

Opposing short term rentals pushes Louisville back into the Bronze Age.
Many if not all states in the US support short term rentals. There are short term rentals all over the world! Who are you to make such decisions for people's livelihood? I mean seriously. All over the world! Rules have been created and abused with. The city gets money from short term rentals.
This absolutely ridiculous. Owning a home is part of the American dream.
What we do with our property is our business, not yours nor our neighbors.
Fine people if there are problems. Don't push us back into the dark ages.
We need to look forward not backward. People deserve to use their homes in any way they choose. This reeks of politics. It's just simply none of your business.

Choose a Department:

Department Email:

metro311@louisvilleky.gov

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 8:40 AM
To: Haberman, Joseph E
Subject: FW: Ban on Airbnb

From: Deloris Morton [<mailto:dmorton1938@gmail.com>]
Sent: Wednesday, December 05, 2018 12:34 AM
To: Greg Fischer_(Mayor)
Subject: Ban on Airbnb

Dear Mayor Fischer,
I am an Airbnb host and this has really helped me to supplement my income.
I live on social security and this really helps with those little extras.
I pay an 08.5% tax every month, and claim it all on my income tax.
I
Thanks for your consideration
Deloris Morton

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Wednesday, December 5, 2018 8:39 AM
To: Haberman, Joseph E
Subject: FW: City of Louisville's Planning Commission

From: Taylor L [mailto:taylor.leischman@gmail.com]
Sent: Wednesday, December 05, 2018 6:37 AM
To: Greg Fischer_(Mayor); Mulvihill, Patrick
Subject: City of Louisville's Planning Commission

Hello,

I write to you both in regards to the meeting being held tomorrow, December 6th, to discuss prohibiting short-term rentals in non-primary residences in Louisville. I am currently away for work this week and therefore will be unable to attend in person, however I still wanted my voice to be heard.

I have been renting my house out in District 10 using the Airbnb platform. I followed all the steps and requirements implemented by the City to register this property as a short-term rental and have kept up with all the fees and taxes. My current occupation has me travel a lot for work and thus the short-term rental option allows me to generate revenue to help offset the cost of my mortgage/insurance/taxes/etc. I'm not sure how a non-primary resident would be defined but fear I may be targeted and therefore lose that opportunity. Furthermore I feel I have been a good steward to both my neighborhood and the Airbnb community. I provide numerous recommendations for local businesses and neighborhood activities which my guests utilize while visiting Louisville. Rather than attempt to summarize the positive feedback I have received from travelers in regards to the neighborhood, the City, and their overall stay/experience I would ask that each of you take a moment and scroll through some of the reviews visitors have left:

<https://www.airbnb.com/rooms/18656176>

This is even more of a sensitive topic for me because I utilize Airbnb when I travel for work and pleasure. I enjoy having certain amenities such as a full kitchen/fridge, am often inspired by uniqueness of different places, and cherish the experience of "travelling like a local" when I visit a new area. I also strongly support the concept of putting money into pockets of local community members rather than large multi-nation corporations. I'm sure there are Airbnb hosts who do not take as much care and pride of showing off what our wonderful City has to offer, much like there are shady motels that operate as a thorn in the side of a community. Successful Airbnb hosts rely on the reviewer-based system to generate revenue. They must establish and maintain a good relationship with their community members and neighborhood. They also must pay fees and taxes much like any small-business would be required to do. I think trying to legislate and regulate short-term rentals on Airbnb rather than opt for complete prohibition is the progressive nature that gives Louisville such a unique appeal.

I hope you both will take this into consideration this Thursday. Thank you for your time,

--

Taylor Leischman
502.475.7599

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Tuesday, December 4, 2018 5:11 PM
To: Haberman, Joseph E
Subject: FW: Louisville's Planning Commission Meeting

-----Original Message-----

From: Shannon Gonter [<mailto:gontershannon@gmail.com>]
Sent: Tuesday, December 04, 2018 3:31 PM
To: Greg Fischer_(Mayor)
Subject: Louisville's Planning Commission Meeting

To Whom This May Concern,

I am a Louisville resident who responsibly rents out my property using AIRBNB. I heard that the Planning Commission was discussing prohibiting short term rentals in non-primary residences in the city.

I am writing because I am unable to attend the meeting on Thursday and to ask that my property rights be respected and that if I want to responsibility rent out one of my properties using the services AIRBNB provides, then I should be able to.

Thanks for your time in advance.

Shannon Gonter

Haberman, Joseph E

From: OBrien, Jeff
Sent: Tuesday, December 4, 2018 4:39 PM
To: Haberman, Joseph E
Subject: FW: Concern

One more for the record.

Jeff O'Brien
Department of Develop Louisville
LOUISVILLE FORWARD
Office – 502.574.1354
Mobile – 502.434.9985

-----Original Message-----

From: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Sent: Tuesday, December 4, 2018 4:21 PM
To: Shannon Gonter <gontershannon@gmail.com>; OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Cc: Weatherby, Jasmine <Jasmine.Weatherby@louisvilleky.gov>
Subject: RE: Concern

Ms. Gonter,

I am sharing your comments with Develop Louisville Director Jeff O'Brien (copied here), who will see that your comments are included in the Planning Commission record. Thank you.

Brandon Coan

Metro Council District 8
(502) 574-1108

601 W. Jefferson Street
Louisville, KY 40202

Help your friends and neighbors stay informed! Share this link to spread the joy of District 8 eNews.

-----Original Message-----

From: Shannon Gonter <gontershannon@gmail.com>
Sent: Tuesday, December 04, 2018 3:32 PM
To: Coan, Brandon <Brandon.Coan@louisvilleky.gov>
Subject: Concern

To Whom This May Concern,

I am a Louisville resident who responsibly rents out my property using AIRBNB. I heard that the Planning Commission was discussing prohibiting short term rentals in non-primary residences in the city.

I am writing because I am unable to attend the meeting on Thursday and to ask that my property rights be respected and that if I want to responsibly rent out one of my properties using the services AIRBNB provides, then I should be able to.

Thanks for your time in advance.

Shannon Gonter

Haberman, Joseph E

From: Duncan, Dustin W.
Sent: Tuesday, December 4, 2018 1:39 PM
To: Haberman, Joseph E
Subject: FW: Short-term rentals in non-primary residences

Hi Joe – here's another email re short-term rentals. Should I forward each one we receive to you?

Thanks!
Dustin

From: Sarah Huschle [<mailto:sarah.huschle@gmail.com>]
Sent: Tuesday, December 04, 2018 12:36 PM
To: Mulvihill, Patrick; Greg Fischer_(Mayor)
Subject: Short-term rentals in non-primary residences

Hello Mr. Fischer and Mr. Mulvihill,

Since I am unable to attend the City of Louisville's Planning Commission meeting on December 6th where I understand that short-term rentals in non-primary residences will be discussed I wanted to reach out to you regarding my input on why being able to have our home, even though currently it is not our primary residence, as a short term rental is important.

My husband and I purchased our home in District 10 in the late summer of 2015 when my husband got transferred to Fort Knox. Then we found out in the fall of 2016 that he was to be moved and stationed at Fort Leonard Wood in Missouri. Being that we truly enjoy our neighborhood and the many things that Louisville has to offer along with the fact that my husband had found extra work outside of his military commitment in the area we wanted to find a way to utilize our home that helps cover the cost of our mortgage but still allows the freedom for us to come back to work and play in Louisville. Setting our home up as a short term rental seemed like the perfect fit. We proceeded with getting a license from the City and worked with both the City and the State to make sure we were paying the taxes for the rental.

This decision and the ability for us to use our home as a short term rental has worked out really well. We find that we are back in Louisville every couple of months, be it for work, to go to a Louisville FC game or to catch the races out at Churchill. It also allows us to generate revenue for the City and the State by sharing an inviting home with folks coming into Louisville, who in turn are also venturing out and exploring the city.

This home currently is not our primary residence but we will be looking at making it our primary residence again in a year and half when my husband's active duty service commitment comes to a close. We very much would like the ability to keep our home as a short term rental until that time comes.

Thank you for taking the time to read my story and please do consider this when going into the conversation on Dec. 6th.

Kind regards,
Sarah Huschle

Haberman, Joseph E

From: OBrien, Jeff
Sent: Tuesday, December 4, 2018 11:52 AM
To: Duncan, Dustin W.
Cc: Liu, Emily; Haberman, Joseph E
Subject: RE: Property rights

Thanks Dustin. I've forwarded to Joe Haberman who is the case manager.

Joe – please include w/ file.

Jeff O'Brien
Department of Develop Louisville
LOUISVILLE FORWARD
Office – 502.574.1354
Mobile – 502.434.9985

From: Duncan, Dustin W. <Dustin.Duncan@louisvilleky.gov>
Sent: Tuesday, December 4, 2018 10:10 AM
To: OBrien, Jeff <Jeff.OBrien@louisvilleky.gov>
Subject: FW: Property rights

Good morning Jeff – does your shop need to file emails like the one below regarding short-term rentals?

Thanks!

From: Elizabeth Riddle [<mailto:elizabeth.riddle@outlook.com>]
Sent: Tuesday, December 04, 2018 10:03 AM
To: Greg Fischer_(Mayor)
Subject: Property rights

Dear Mayor Fischer,

As a homeowner on Airbnb in Jeffersontown, KY I ask that you do not support **prohibiting short-term rentals in non-primary residences in the city**. Thank you!

Elizabeth Riddle

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Haberman, Joseph E

From: John Elgin <jelgin@jeffersonpva.ky.gov>
Sent: Monday, December 3, 2018 11:19 AM
To: Haberman, Joseph E
Subject: Short Term Rental 18AMEND1004

As a resident of the Cherokee Triangle, it disturbs me that there is very little enforcement of the short term rental program. The issues are clearly enforcement related. Any changes to limit who and how a short term rental can be created must include robust enforcement. A short hiatus in the issuing of permits will not keep new short term rentals from being listed on AirBnB. A stronger ordinance and enforcement are needed to control the proliferation of short term rentals. I would suggest that a longer time be taken to review changes with an eye toward building a better enforcement process.

John W. Elgin