

Louisville (Proposed) Short Term Rental Ordinance Comparative Table

City	Zoning	Use Category	Approval Requirement	Taxes Required	Liability Insurance Required	Maximum Number of Rentals in a Multi-Family Structure	Maximum Number of Rentals in an Area	Maximum Number of Bedrooms for Guest Rentals	Principal Unit Shared by Resident and Guest Allowed	Accessory Unit w/ Resident on Premises (but In Principal Unit) Allowed	Principal Unit w/ Resident Not on Premises Allowed	Maximum Number of Residents + Guests	Food Provided By Owner Allowed	Alcohol Provided by Owner Allowed	Neighbor Notification Required	Guest Log Book Required	Pre-Inspection Required	License/Registration Required	Renewal Required	
San Francisco, CA	All zones	Short-Term Residential Rental	Registry application	Yes	Yes - Not less than \$500,000	No	No	No	Yes	Yes	Yes - However the resident must occupy the unit at least 275 days of the calendar year	No	Not specified	Not specified	No	No	No	Yes	Yes - 2 years	
Portland, OR (1 to 2 bedrooms)	All zones	Accessory short-term rental	Permit application	Yes	No	Yes - 3+ unit structures limited to 1 unit or 25% of the total # of units, whichever is greater	No	Yes - 2 bedrooms	Yes	Yes	Yes - However the resident must occupy the unit at least 270 days of the calendar year	Yes - Total may not exceed the number allowed for a household	Yes	Yes	Yes	Yes	No	Unknown	Yes - 2 years	
Portland, OR (3 to 5 bedrooms)	All zones	Accessory short-term rental	Conditional use permit application	Yes	No	Yes - 3+ unit structures limited to 1 unit or 25% of the total # of units, whichever is greater	No	Yes - 5 bedrooms	Yes	Yes	Yes - However the resident must occupy the unit at least 270 days of the calendar year	No - However may be limited by conditional use permit	Yes	Yes	Yes	Yes	No	Unknown	No	
Nashville, TN	All zones	Short-term rental property	Permit application	Yes	Yes - Not less than \$1,000,000	No	Yes - But no more than 3% of single-family and two-family units in a given census tract	Yes - 4 sleeping rooms	Yes	Yes	Yes	Yes - X the # of sleeping rooms + 4	No	Not specified	Not specified	Yes	No	No	Unknown	Yes - 1 year
Aspen, CO	Most Residential and Commercial Zones	Vacation Rental	Permit application	Yes	No	No	No	No	No	Yes	Yes	No	Not specified	Not specified	Only if located within an established HOA	No	No	Yes	Yes - 1 Year	
Austin, TX	Most Residential Zones and CBD, some commercial	Short-term Rental	License Application	Yes	Yes	Yes - No more than 25% of units	Yes - Limited by Census Tract if not owner occupied	No	Yes	Yes	Yes - However, a single-family residence must include owner occupation. Allowed in multi-family structures subject to other requirements.	No	Not specified	Not specified	Renters in same property only	No	No	Yes	Yes - 1 Year	
Boulder, CO	Most zones, but only allowed at primary residence	Short-term Rental	License Application	Yes	No	Yes - 1, and must be owner occupied	No	No	Yes	Yes	Yes - However a residence must be the primary residence of the owner.	Yes - Up to 3 persons or a family plus 2 unrelated persons in lower density zones; up to 4 persons or a family plus 2 unrelated in higher density	Not specified	Not specified	No	No	No	Yes	Not specified	
Louisville - Proposed	All zones except M-1, M-2, M-3, EZ-1, PRO, PEC & W-3	Short-term rental property that is the residence of the host	Permitted with special standards	Yes	No	No	No	No	Yes	Yes	Yes - (However the dwelling must be the primary residence of the host)	Yes - 2 X the # of sleeping rooms + 4	No	No	No	No	No	Yes	Yes - 1 year	
Louisville - Proposed	All zones except M-1, M-2, M-3, EZ-1, PRO, PEC & W-3	Short-term rental property that is not the residence of the host	Permitted with special standards in commercial and office districts/ Conditional Use Permit in residential districts	Yes	No	No	No	No	Yes	Yes	Yes	Yes - 2 X the # of sleeping rooms + 4	No	No	Yes for those that require CUP	No	No	Yes	Yes - 1 year	

For Louisville:

Addressed in passed Metro Code Ordinance 217-2015