



Short Term Rental Summary

Beginning August 1, 2016, short term rentals have been permitted on certain properties in Jefferson County. The ordinance amending the Land Development Code addresses short term rentals in the following ways:

- **Clarifies definitions:**
 - New definitions: *Short Term Rental* and *Short Term Rental Host*
 - Existing definitions revised to reflect establishment of short term rentals: *Bed and Breakfast Inn; Boarding and Lodging House; Dwelling; Dwelling Unit; Extended Stay Lodging; Hotel; and Motel*
- **Identifies appropriate locations and level of approval:**
 - Permitted with Special Standards Requirement (approved administratively by the Planning Director after the host submits a registration form to commence a short term rental)
 - Any rental in a residential zoning district where the dwelling is the primary residence of the host (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)
 - Any rental in a commercial or office district and any rental in most special districts (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)
 - Conditional Use Permit Requirement (approved/denied at a public hearing by the Board of Zoning Adjustment (BOZA)):
 - Any rental in a residential zoning district where the dwelling is not the primary residence of the host (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)
 - Any rental in the TNZD (Old Louisville and Limerick)
- **Provides required standards for all short term rentals:**
 - The maximum stay for a guest shall be 29 consecutive days.
 - Only a single short term rental contract at a time is permitted at any time.
 - At no time shall more persons reside in the short term rental than two times the number of bedrooms plus four individuals.
 - The dwelling unit shall be a single-family residence or duplex unless the dwelling unit is located on property zoned C-N, C-R, C-1, C-2 or C-3 and it 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. (Note: This provision shall not be waived or adjusted.)
 - Food and alcoholic beverages shall not be served or otherwise provided by the host to any guest.
 - Outdoor signage which identifies the short term rental is prohibited.
 - There shall be a sufficient amount of parking available for the host and guests. 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.
 - The short term rental and host shall meet all additional requirements set forth in the Louisville Metro Code of Ordinances.
 - If the property is subject to two (2) or more substantiated civil and/or criminal complaints, the Board of Zoning Adjustment/Planning Director may revoke the approval.

In addition, the other ordinance already approved by Metro Council requires an online registration of all rentals with Develop Louisville/Revenue Commission. It includes some additional standards pertaining to taxation, emergency contacts and fire/life safety.