

## **SHORT TERM RENTALS**

### **§ 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 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.

**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.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016)

### **§ 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.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016)  
Penalty, see § 115.999

### **§ 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 host and of a person residing or located within 25 miles of the short term rental that shall be responsible for addressing any maintenance or safety concerns; and

(2) The location of the short term rental.

(B) A nonrefundable fee of \$25 shall accompany the registration of a short term rental.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016)  
Penalty, see § 115.999

### **§ 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.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016)  
Penalty, see § 115.999

### **§ 115.519 TRANSIENT OCCUPANCY TAXES.**

(A) Transient occupancy taxes are to be collected and paid to the Metro Government pursuant to this Code; and

(B) 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.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016) Penalty, see § 115.999

### **§ 115.520 DUTIES OF A HOST.**

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

(A) The short term rental meets the smoke detector requirements set forth in LMCO § 94.02 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 individuals; and

(D) There is no signage on the premises of the short term rental advertising or identifying the short term rental.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016) Penalty, see § 115.999

### **§ 115.521 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.

(Lou. Metro Ord. No. 217-2015, approved 1-5-2016, effective 8-1-2016; Lou. Metro Am. Ord. No. 70-2016, approved 5-27-2016)