

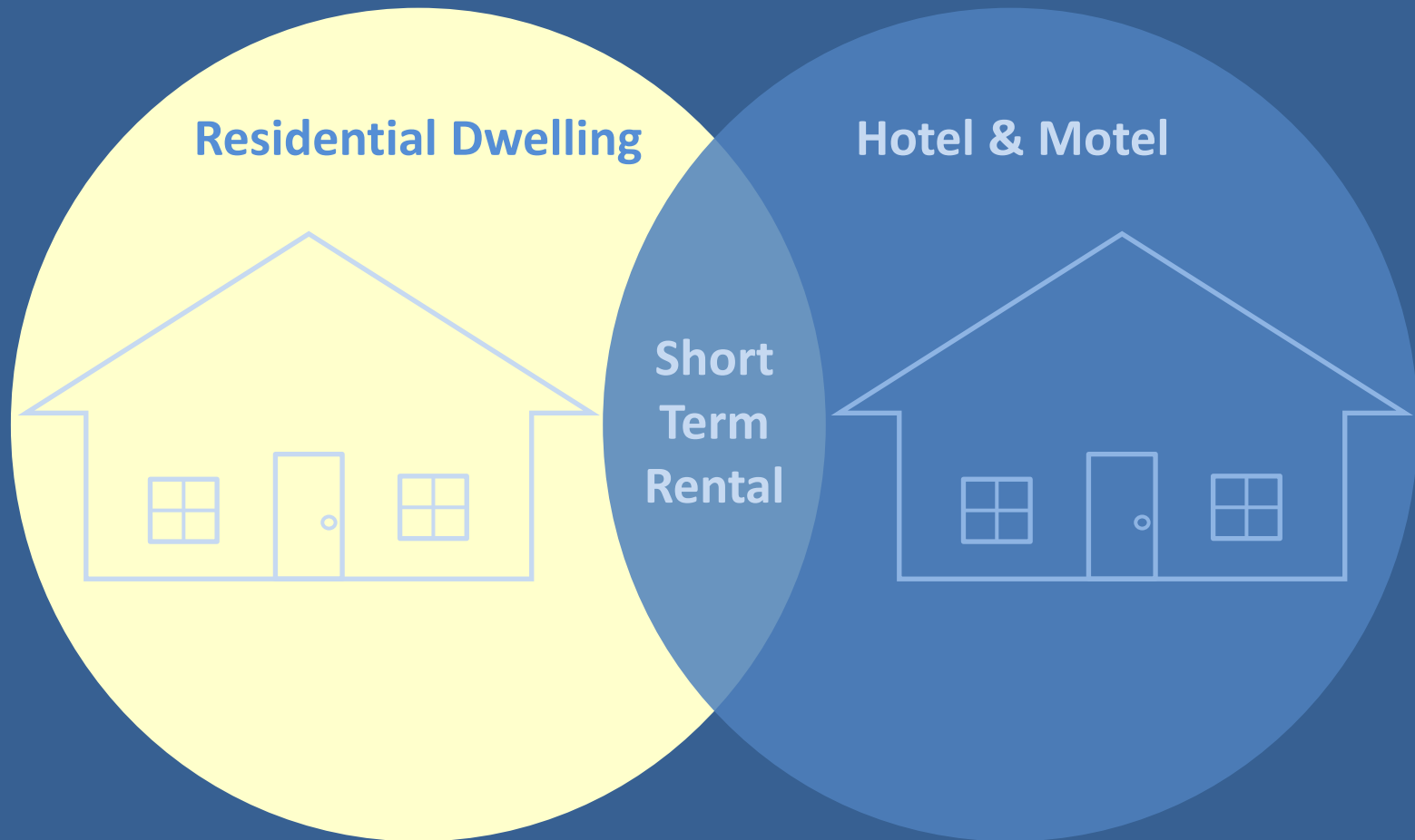


# Louisville Metro Short Term Rental Regulations



DEPARTMENT OF  
**DEVELOP  
LOUISVILLE**  
*LOUISVILLE FORWARD*

# What Is A Short Term Rental?



A short term rental is a rental of a residential dwelling unit for a period of less than 30 consecutive days

# Popular Online Platforms for Short Term Rentals




# AirBnB-Louisville

Browser address bar: [https://www.airbnb.com/s/Louisville/homes?af=43888734&c=A\\_TC%253Dm8ne42b](https://www.airbnb.com/s/Louisville/homes?af=43888734&c=A_TC%253Dm8ne42b)


Search:  |  |

Room type | Price range | Instant Book | More filters


**NEW** ★★★★★ 7 reviews | ★★★★★ 62 reviews




**From \$89** - Lovely Home Steps to Restaurant Row  
Entire house - 3 beds  
★★★★★ 139 reviews




**From \$94** - Awesome Location for Louisville or E...  
Entire house - 5 beds  
★★★★★ 18 reviews




**From \$150** - The California Ranch  
Entire house - 2 beds  
★★★★★ 43 reviews



**From \$90** - Schiller Ave Park Oasis #2  
Entire apartment - 3 beds  
**NEW**

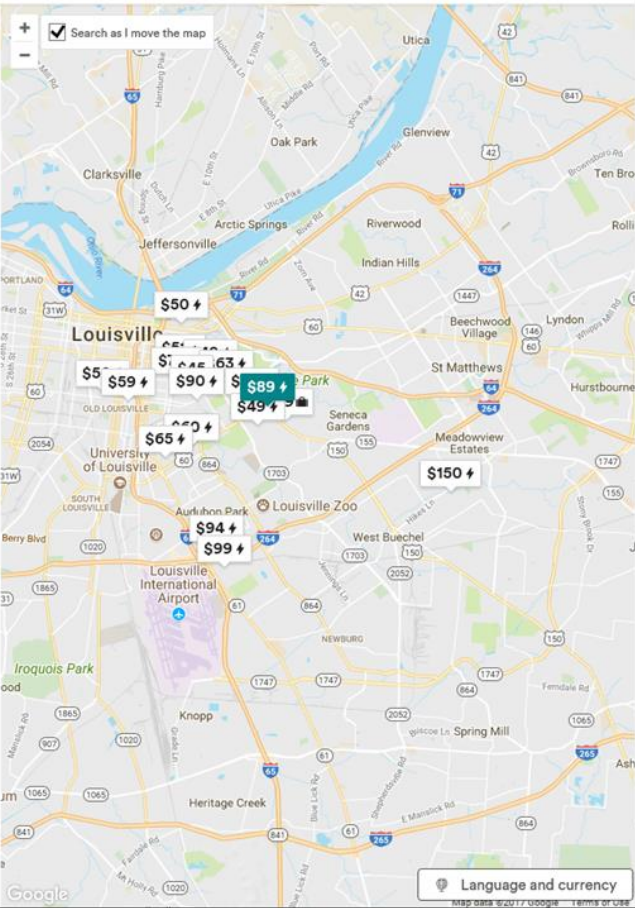


**From \$99** - The Bourbon Chateau  
Entire house - 6 beds  
**NEW** 1 review



**From \$50** - Eclectic Victorian Carriage House  
Entire guesthouse - 1 bed  
**NEW**

289 - 306 of 300+ Rentals



Map features: Search as I move the map, Language and currency, map data ©2017 Google, Terms of use



# Forms of Short Term Rentals



## Hosted home sharing

- There is a primary occupant of the dwelling
- The primary occupant resides in the dwelling with guests

## Un-hosted home sharing

- There is a primary occupant of the dwelling
- The primary occupant vacates the dwelling while it is rented to guests



## Dedicated short term rental

- There is not a primary occupant of the dwelling



**Special occasions**

# Frequencies of Short Term Rentals



**Often, but not continuously**



**Continuously**

# Short Term Rental Ordinance Timeline

- January 2015: First complaints received regarding unlawful short term rentals
- March 2015: Council directed staff to evaluate whether or not the current laws, and enforcement thereof, adequately address short term rentals
- December 2015: Council amended Metro Code to require hosts to register their short term rentals annually and remit applicable taxes
- June 2016: Council amended the LDC to provide land use-related standards for short term rentals and the zoning processes for their approval
- **August 1, 2016: Effective date of ordinances**
- August 2016: Council amended the LDC to remedy inadvertent errors in the June 2016 ordinance
- December 2016: Council amended the LDC to allow for rentals in condominiums

# Metro Code Ordinance

## Summary of Short Term Rental Rules

- Requires annual registration
- Limits a dwelling to a single contract at a time
- Caps occupancy at 2 x the number of bedrooms + 4
- Restricts the provision of meals
- Requires the dwelling to have smoke detectors and a posted evacuation plan
- Prohibits outdoor signage which identifies the short term rental
- Requires that a person, located within 25 miles, be available to respond to any maintenance and safety issues
- Requires hosts to remit applicable taxes



# Land Development Code Ordinance

## Short Term Rental Permitted Locations:

**Permitted with Special Standards Requirement** – approved administratively by the **Planning Director**

- Any rental in a residential zoning district where the dwelling is the primary residence of the host
- Any rental in a commercial or office district and any rental in most special districts

**Conditional Use Permit (CUP) Requirement** - approved at a public hearing by the **BOZA**

- Any rental in a residential zoning district where the dwelling is not the primary residence of the host
- Any rental in the TNZD (Old Louisville and Limerick)

# Land Development Code Ordinance

## Short Term Rental Standards:

- The max stay for a guest shall be 29 consecutive days
- *Only a single contract at a time is permitted*
- *Caps occupancy at 2 x the number of bedrooms + 4*
- The dwelling shall be a single-family residence or duplex unless it is:
  - zoned C-N, C-R, C-1, C-2 or C-3;
  - within 200' of a TARC route;
  - within  $\frac{3}{4}$  of a mile of a public park; and
  - within 1 mile of a National Register or Local Preservation District(Note: This provision shall not be waived or adjusted)

# Land Development Code Ordinance

## Short Term Rental Standards

### (Continued):

- Food and alcoholic beverages shall not be served or otherwise provided by the host
- *Outdoor signage which identifies the short term rental is prohibited*
- There shall be a sufficient amount of parking available
  - The amount and location of parking shall be based on the land uses and density of immediate vicinity
  - Any parking surface that is added shall be removed when the use is terminated
- If the property is subject to 2 or more substantiated civil and/or criminal complaints, the BOZA/Planning Director may revoke the approval

# Steps

1

CONDITIONAL USE PERMIT  
(IF REQUIRED)

2

REGISTER WITH REVENUE COMMISSION

3

REGISTER WITH DEVELOP LOUISVILLE

# Unlawful Short Term Rentals

- You may report an unlawful short term rental, or any other violation, via the MetroCall 311 system
- Failure to register is equivalent to operating without a permit and will result in enforcement action:
  - 1st offense: Warning
  - 2nd offense: Penalty of \$100 to \$500
  - 3rd offense: Penalty of \$500 to \$1,000
- Each day that a violation continues after notice has been served shall be deemed a separate offense



# Statistics

## **195 Registrations, August 1, 2016 to present**

### **407 Registration Applications, August 1, 2016 - July 31, 2017:**

- 194 Registered
- 95 Voided
- 20 Declined
- 98 Pending

### **11 Registration Applications, August 1, 2017 to present:**

- 1 Registered
- 3 Voided
- 0 Declined
- 7 Pending

## **10 Registration Renewals, August 1, 2017 to present**

### **71 Conditional Use Permit Applications, 2016-17 (to date):**

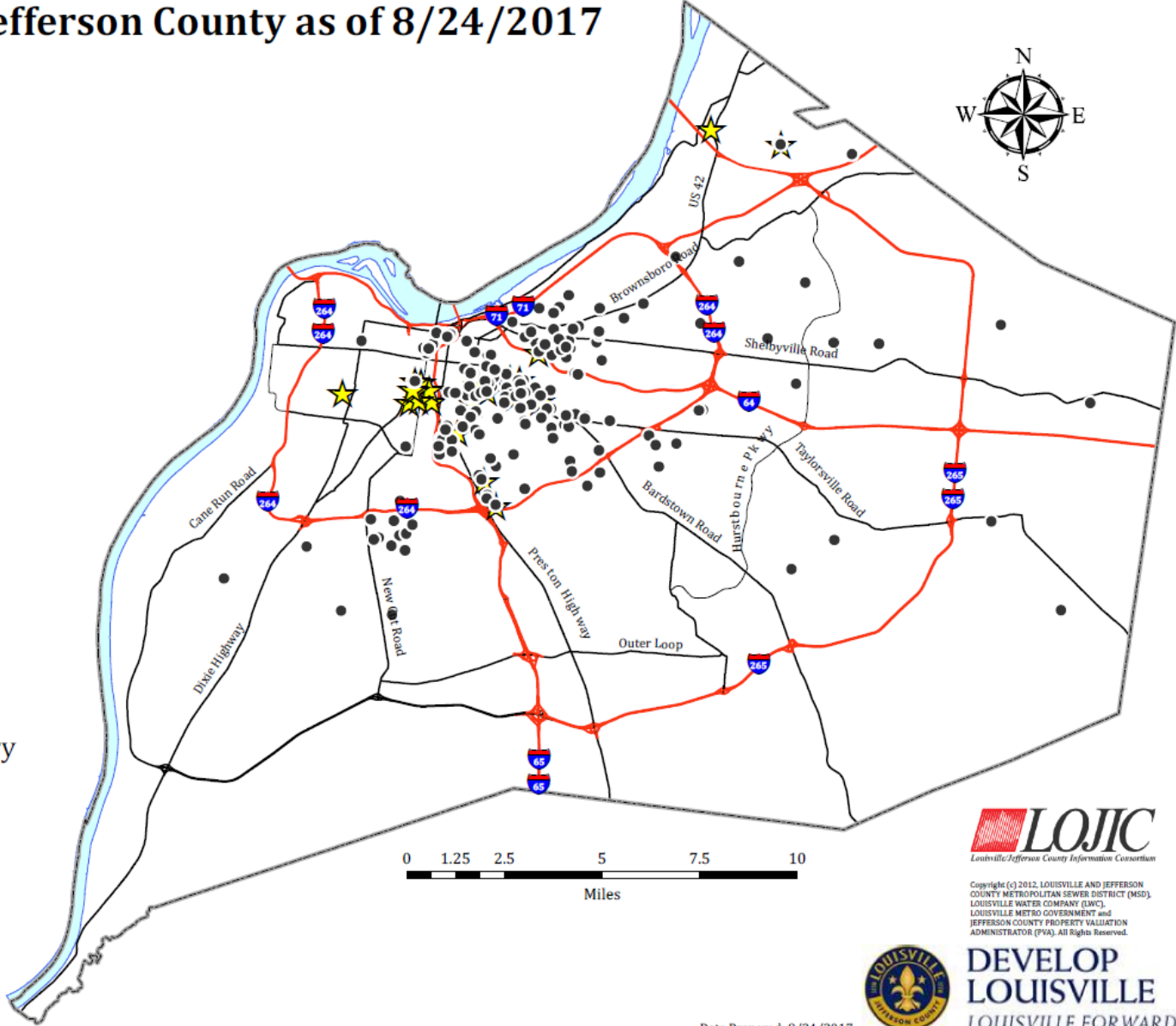
- 2016: 32 applications (23 approved)
- 2017: 39 applications (16 approved)
- 32 Pending

### **144 Zoning Enforcement Actions, 2016-17 (to date):**

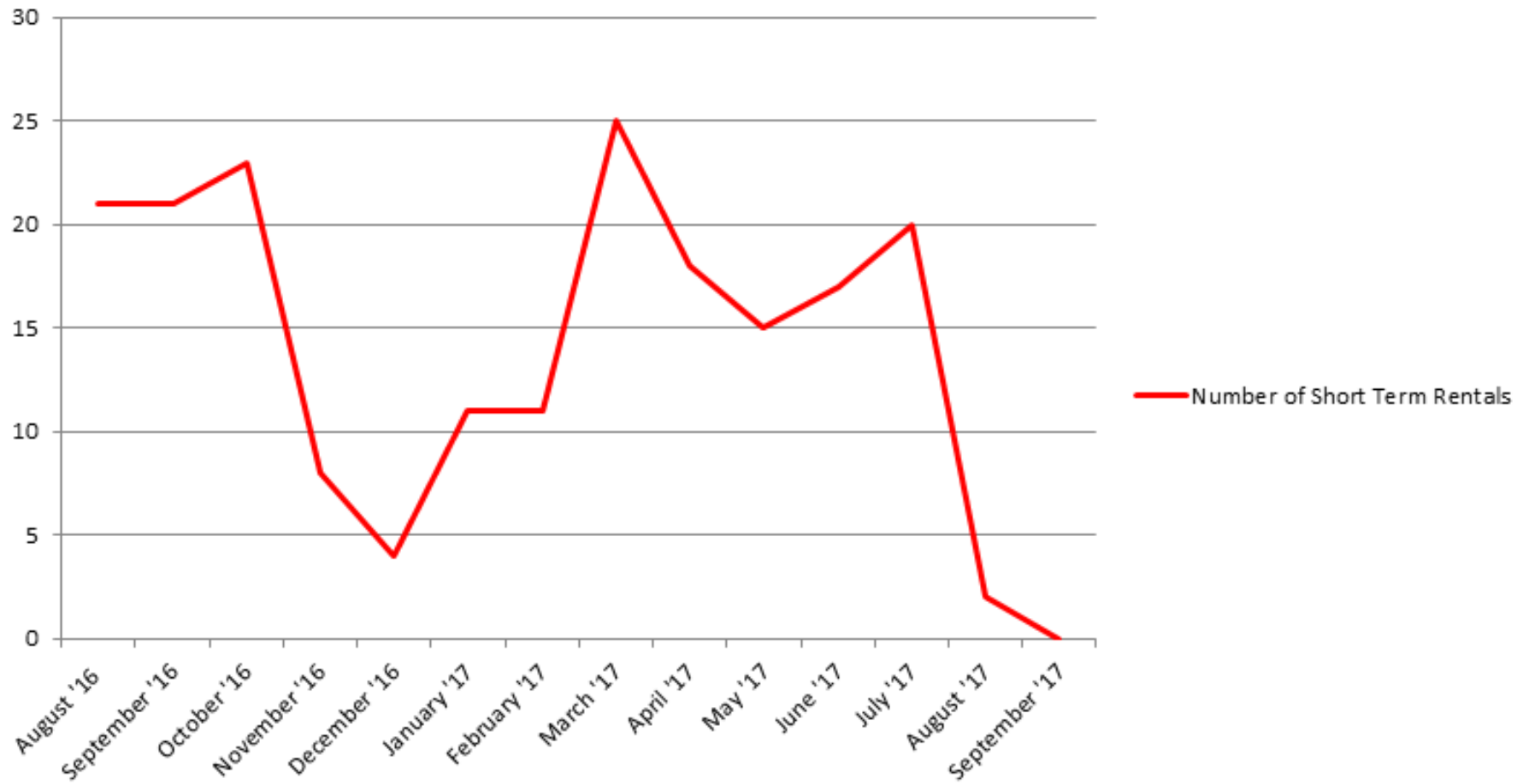
- 70 remain open (21 of which are seeking approval)

# Short-Term Rentals in Jefferson County as of 8/24/2017

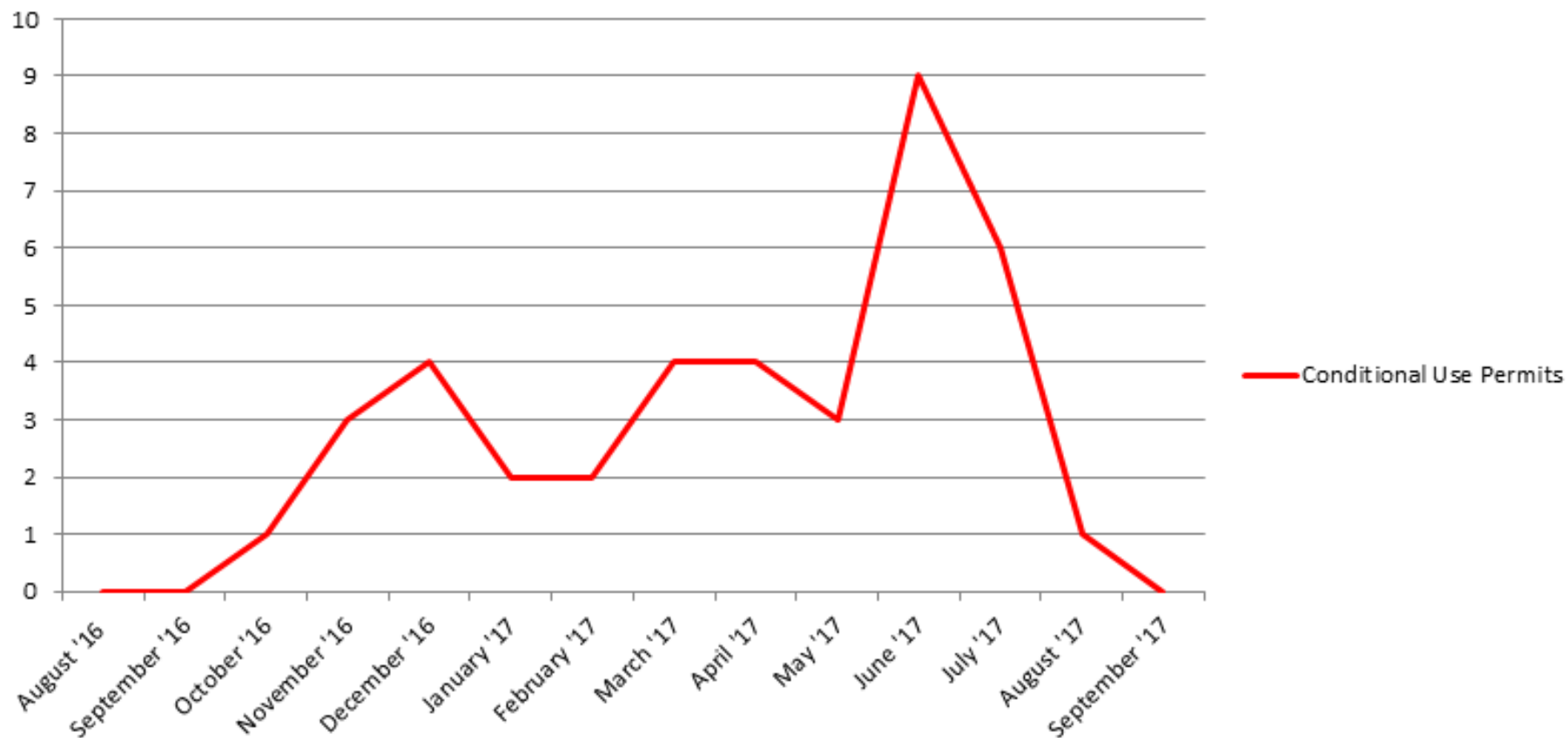
- Registrations
- ★ Conditional Use Permit
- Interstate
- Major Arterial
- Minor Arterial
- Ohio River
- Jefferson County Boundary



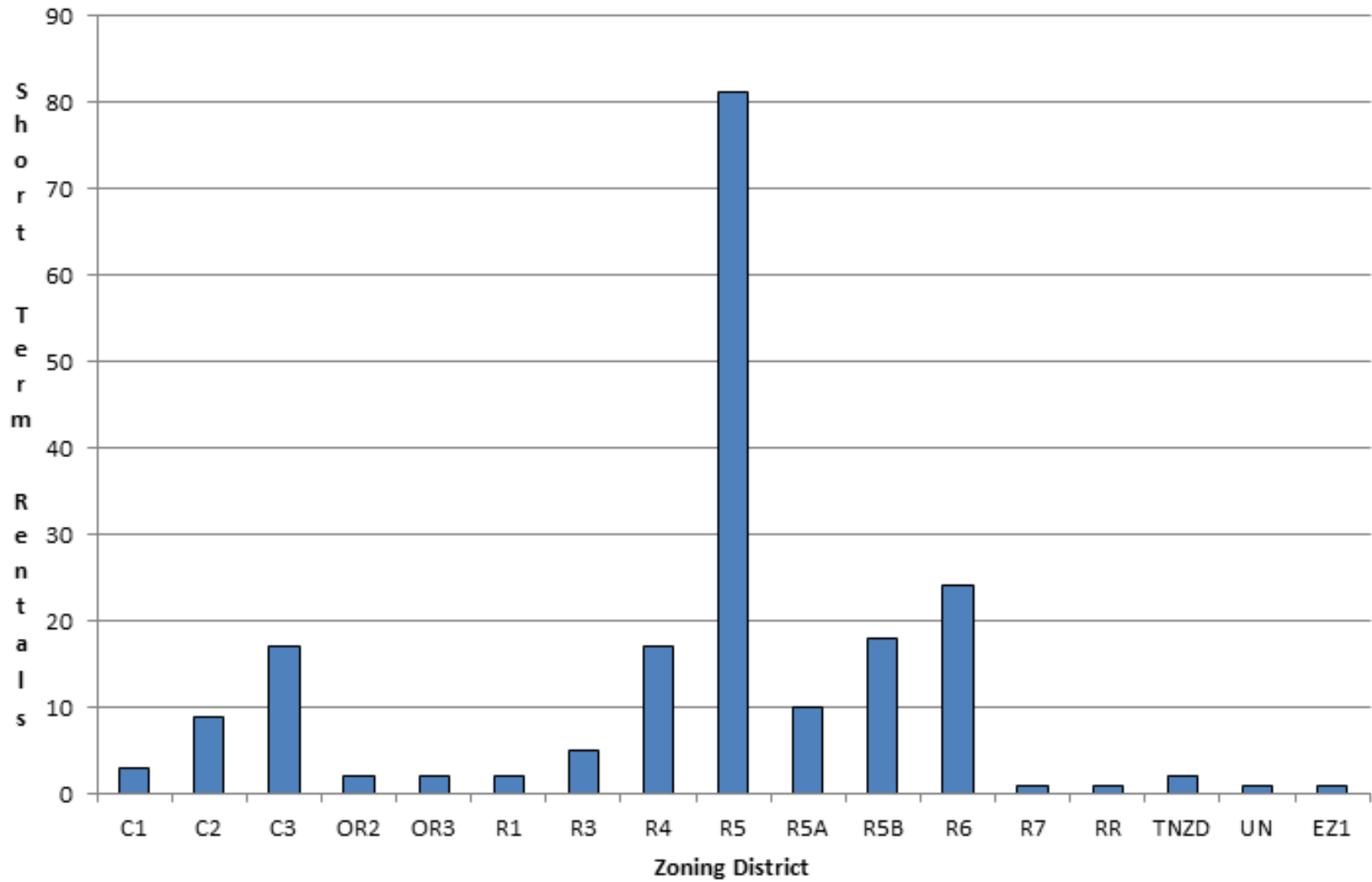
## Number of Short Term Rentals Registered by Month



## Conditional Use Permit Approvals by Month



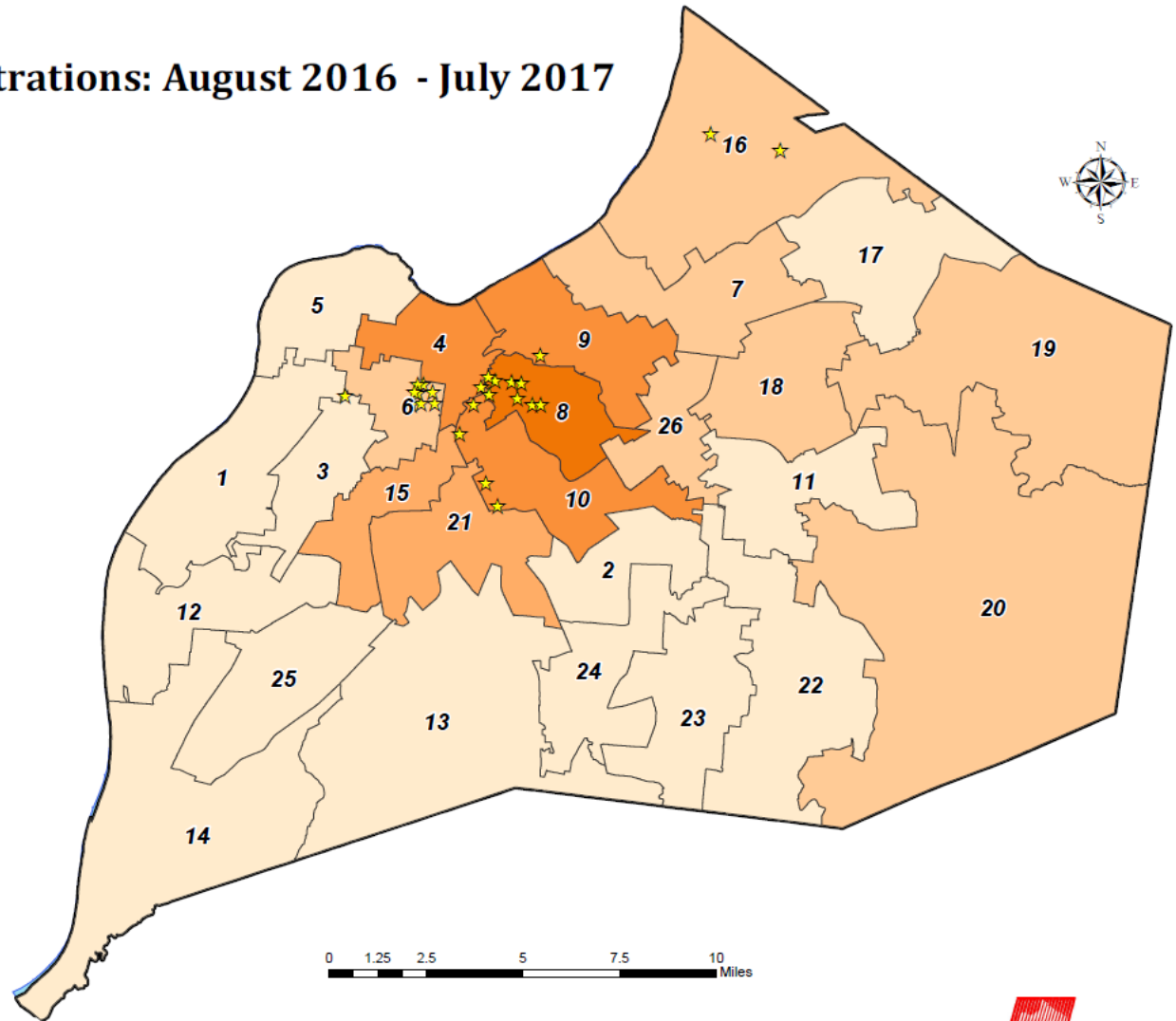
# Short Term Rentals by Zoning District





# Short-Term Rental Registrations: August 2016 - July 2017

Council District	Number of Registrations
1	0
2	0
3	0
4	26
5	0
6	3
7	4
8	64
9	28
10	24
11	0
12	1
13	0
14	0
15	10
16	4
17	0
18	4
19	3
20	3
21	10
22	1
23	0
24	1
25	0
26	2



- ★ Conditional Use Permits
- Metro Council Districts**
- 0 - 1
- 2 - 4
- 5 - 10
- 11 - 28
- 29 - 64
- Jefferson County Boundary
- Ohio River

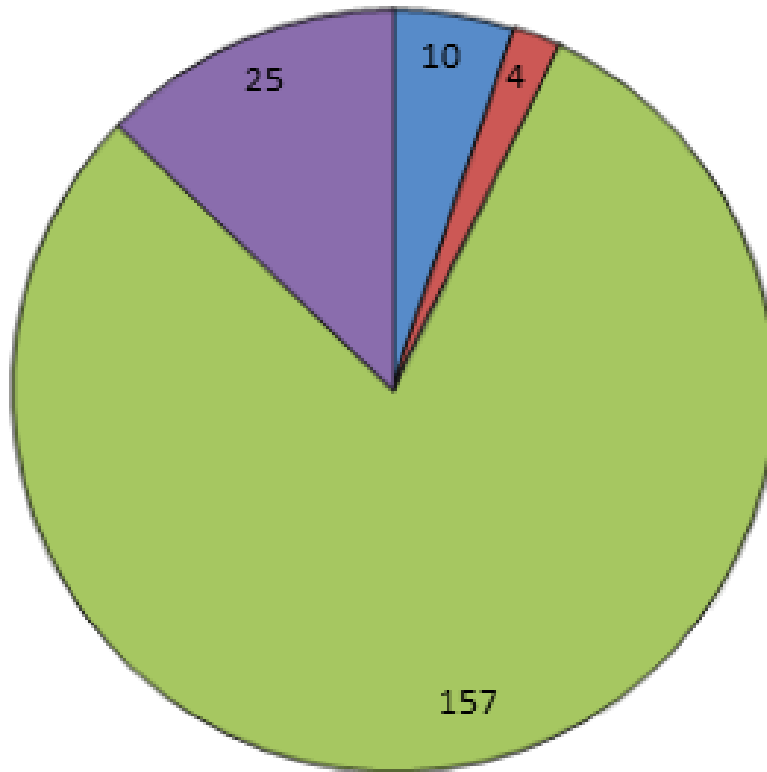
Map by Nia Holt



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**LOJIC**  
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# Structure Type



Multi Family

Duplex

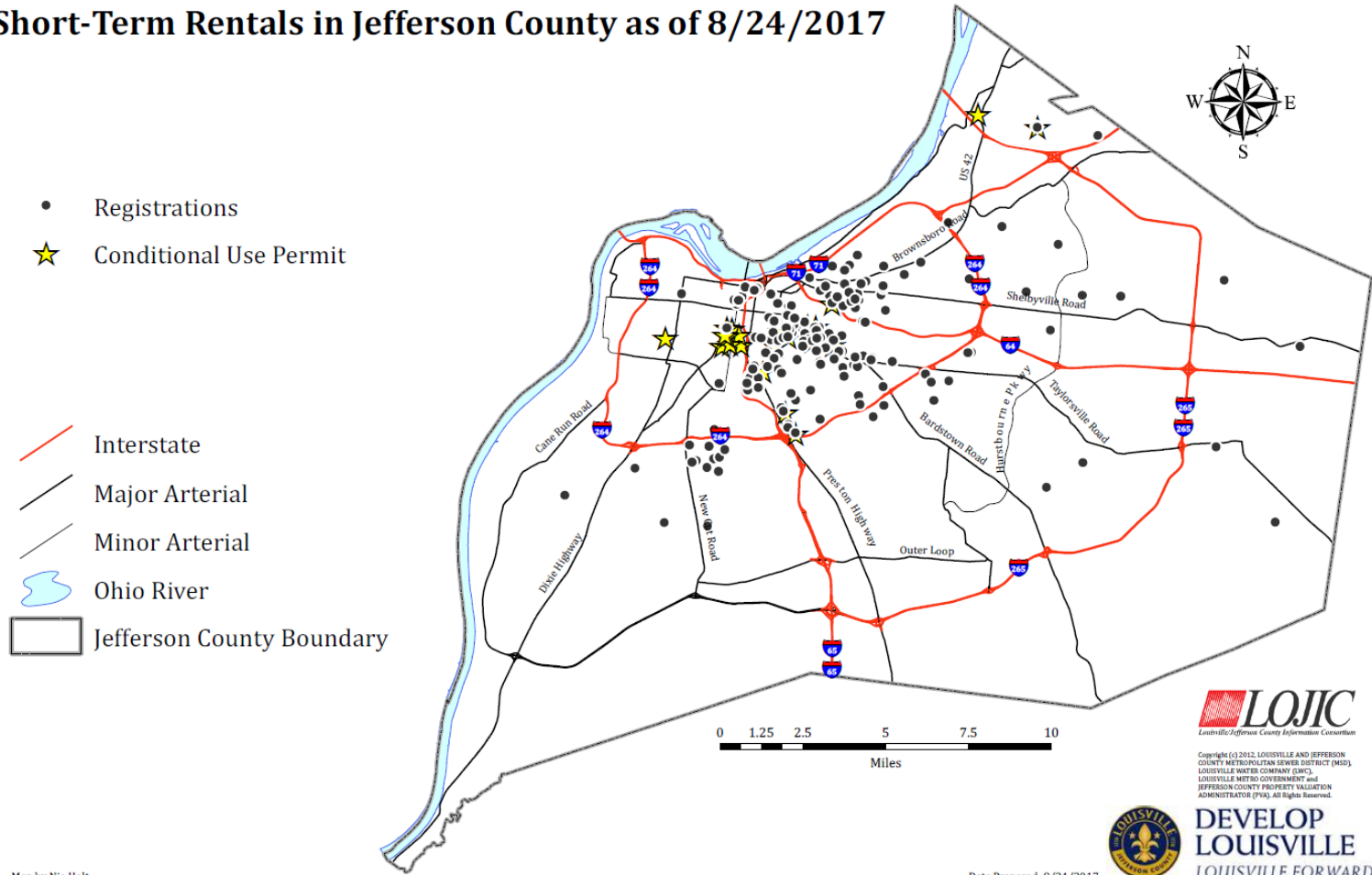
Single  
Family

Mixed Use



# Conclusions

## Short-Term Rentals in Jefferson County as of 8/24/2017





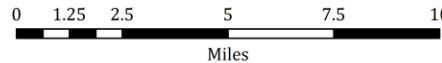
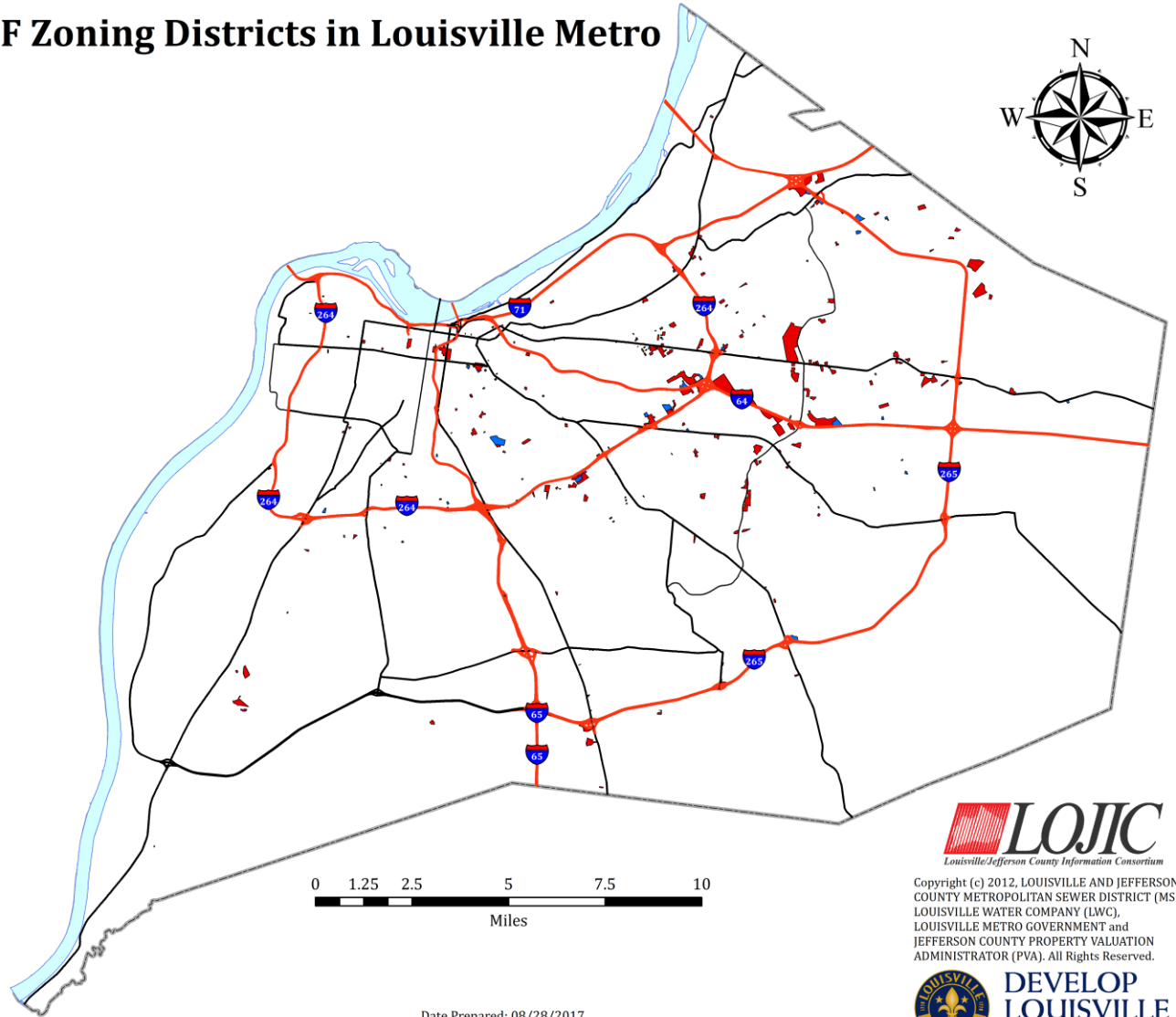


# Locations of OR-3 and OTF Zoning Districts in Louisville Metro

## Legend

- OR-3 Zoned Districts**
- OTF Zoned Districts**
- Interstate
- Major Arterial
- Minor Arterial
- Ohio River
- Jefferson County Boundary

<b>Zoning District</b>	<b>Total Acreage</b>
<b>OR-3</b>	<b>1,731 Acres</b>
<b>OTF</b>	<b>188 Acres</b>



Date Prepared: 08/28/2017



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