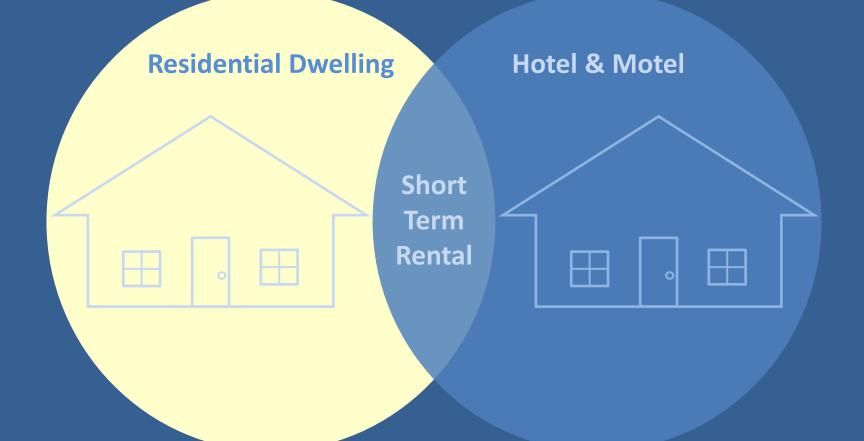
Louisville Metro Short Term Rental Regulations



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



**HomeAway**®

# AirBnB-Louisville

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airbnb.com (August 25, 2017)

# 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



# Frequencies of Short Term Rentals





# Short Term Rental Ordinance Timeline

- <u>January 2015</u>: First complaints received regarding unlawful short term rentals
- <u>March 2015</u>: Council directed staff to evaluate whether or not the current laws, and enforcement thereof, adequately address short term rentals
- <u>December 2015</u>: Council amended Metro Code to require hosts to register their short term rentals annually and remit applicable taxes
- <u>June 2016</u>: 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
- <u>August 2016</u>: Council amended the LDC to remedy inadvertent errors in the June 2016 ordinance
- <u>December 2016</u>: 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 ¾ 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



### CONDITIONAL USE PERMIT (IF REQUIRED)



### **REGISTER WITH REVENUE COMMISSION**

**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

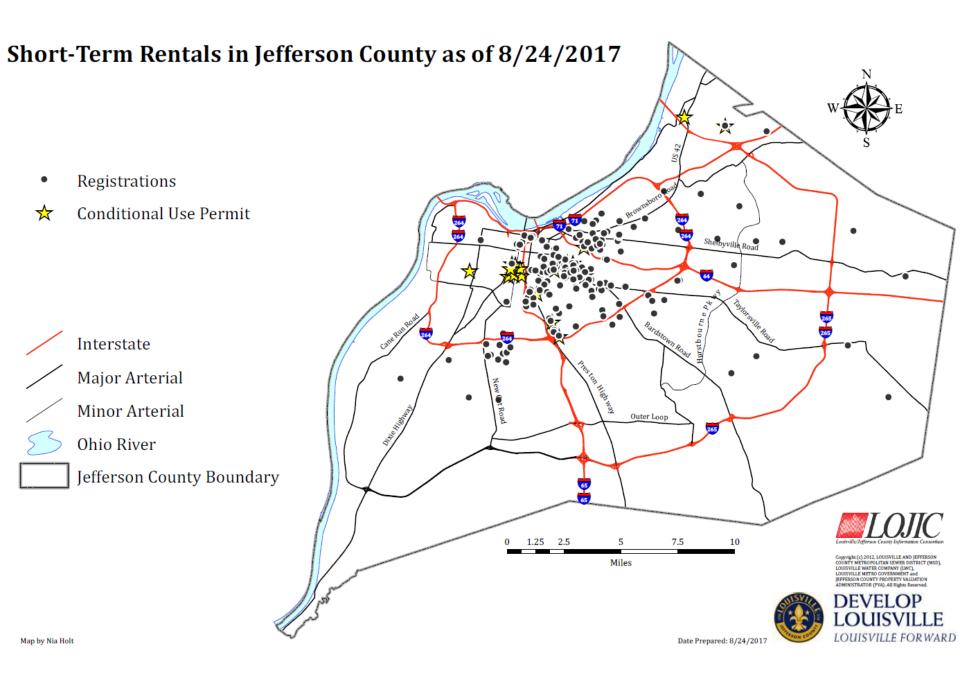
#### 10 Registration Renewals, August 1, 2017 to present

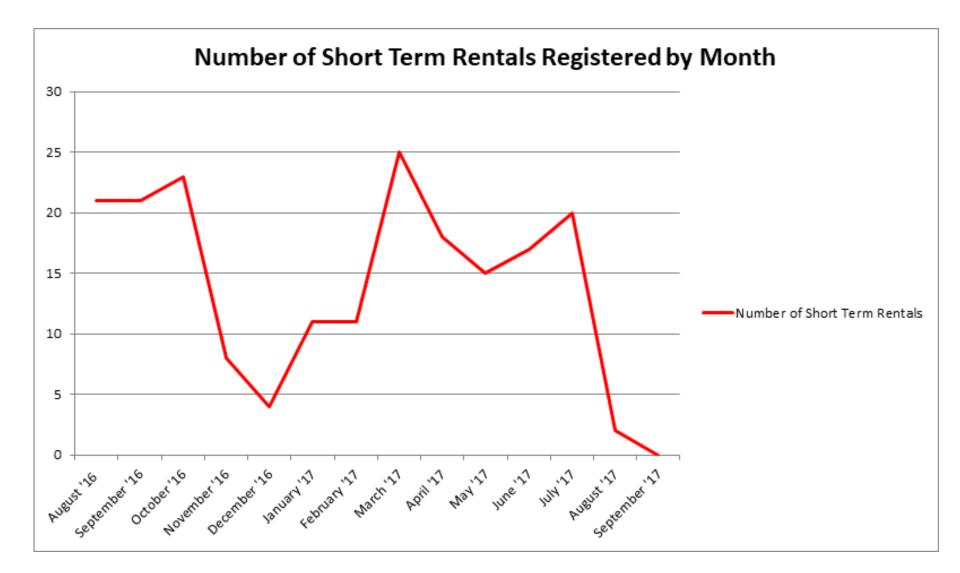
#### 71 Conditional Use Permit Applications, 2016-17 (to date):

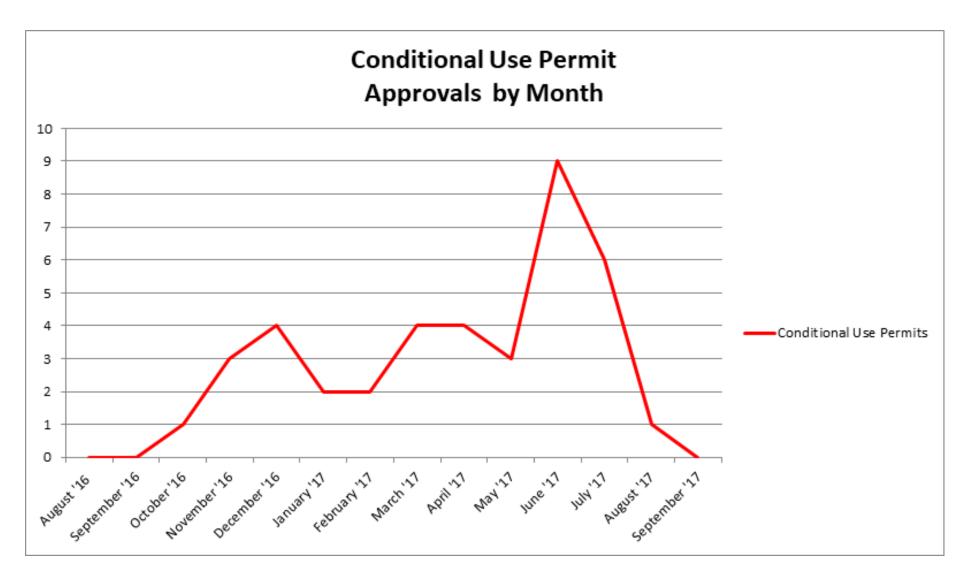
- 2016: 32 applications (23 approved)
- 2017: 39 applications (16 approved)
- 32 Pending

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

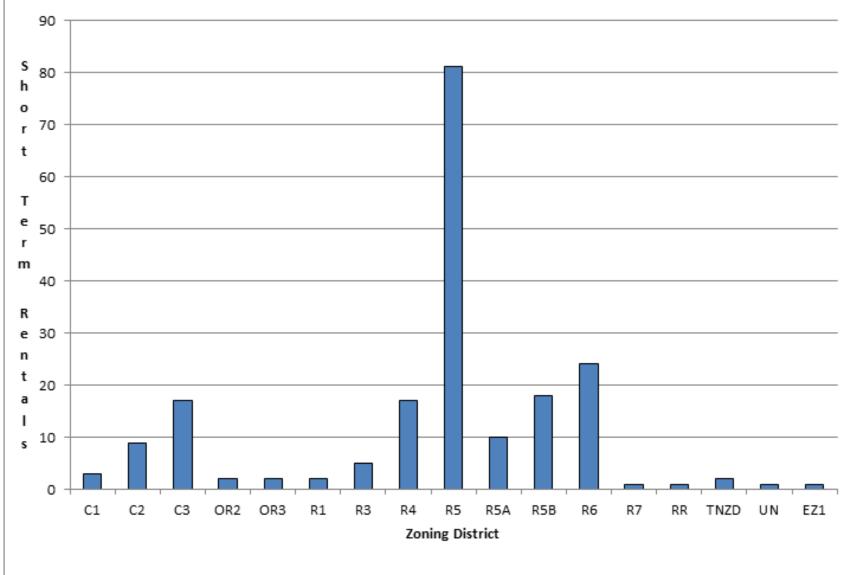
• 70 remain open (21 of which are seeking approval)

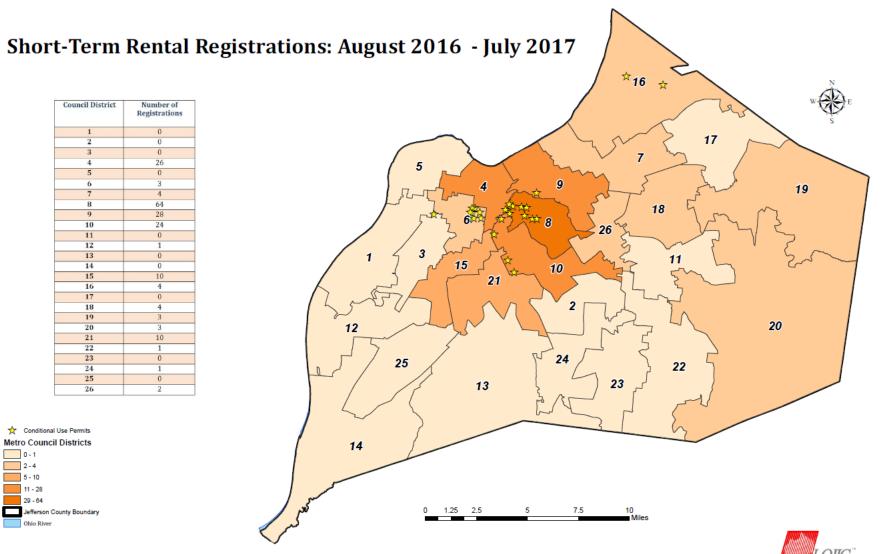






### **Short Term Rentals by Zoning District**

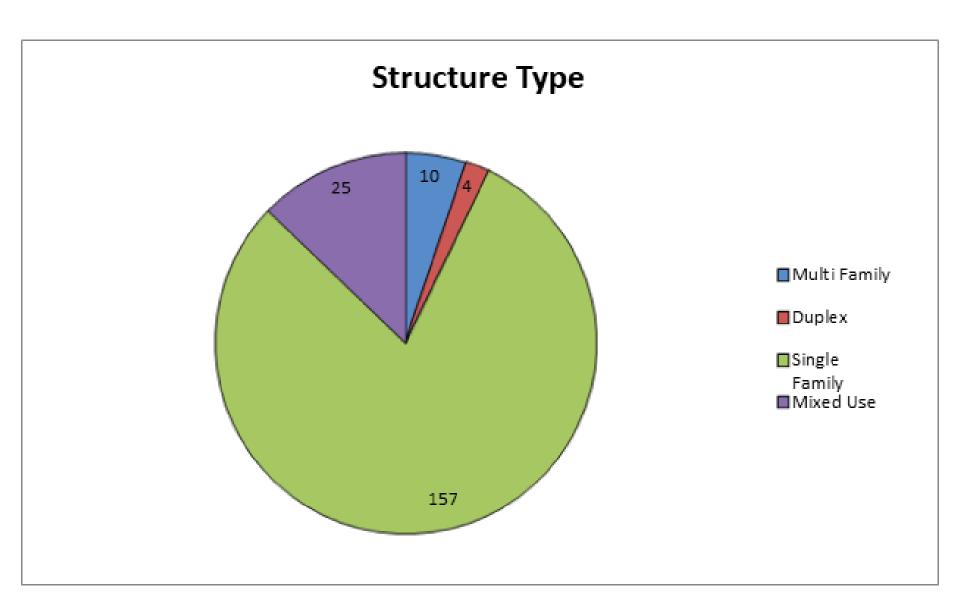






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Map by Nia Holt



← → C f 🔒 https://louisvilleky.gov/government/planning-design/short-term-rental-information



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In / Short Term Rental Information

#### Short Term Rental Information

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About Flanning & Design Services	On August 1, the regulations for short norm metrols agreewed by Netro-Canard, were into effect. Please use the Proposity Asked Questioner, Merrin Canard, Deltanesses or attest liable below as against and a warring point to have your questions accounted by our an intermeted in sating a former as a short term served.		
Boonds, Commissions and			
Committees	A few things to know		
Land Development Code	<ul> <li>All shirts term verzië heats maat salanit any annual registration form, sugator with the Bowense Commissi post an overcastion plan and most envise detector requirements. All short term versials are prohibited for serving or preveding food and alcohol and from posting outfloor sigmaps.</li> </ul>		
Short Term Resital Information	<ul> <li>The nerro short room, wereaf does not apply to head or mean rooms, whended star kelping facilities, bed and</li> </ul>		
Proposed Blockgester Regulations	<ul> <li>Invakilist um or bearding and lodging hold rooms therefore there can exact regulations do not apply to their facilities.</li> </ul>		
Land Development Cude Interpretations	<ul> <li>At no time shall more persons reside in the short term restal than two times the number of bedrooms plus fram individuals. For example if a short term invisit has 3 bedrooms, then 10 people may reside in that short term restal.</li> </ul>		
Comprehensive Plan	<ul> <li>Biort serm metals regulations do not equeros de losse agreements, homeneur a secolation traises,</li> </ul>		
Applications	<ul> <li>Indert som minute requestes on no separative state apresentes, turnenner a succession proves, novemans, deel restrictives or any other agreement, has or negatation that problets sublemp or use of your dwelling as a short term resul.</li> </ul>		
Uner Guides	<ul> <li>Short term models are converting our permitted in Anchorage, Desiglass IIIIE, Genymeter-Devordale,</li> </ul>		
	Hurstheaums, Indian Bills, Jeffersontown, Lyndon, Middletown, Prospect, Striwity, St. Mathewa and St. Togia Park. All these places have their own socieg authority and have not yet adopted the short term ristial		
Historic Preservation,	stage wate we made packet new their own series automity and new tot yet adopted the start term remain ordinarios that Metro Council adopted. Metro Council has zoning autocity over all of Metro Louisville.		
Landmarks and Overlay	eccept the alorementioned places,		
Division	· Tailure to register a short term rental is equivalent to operating without a permit and will result in		
Transportation Planning	enformement action		
	Taxend on where you live and if you live in the inspectors was using as a short term, restal, your application		
Tyler Tawn Center	process could very from someone else. Those ecenarics am spelled out below		
Search Case information	If you are allowed to have a short term rental by right, you still need to take note of and follow the Metro Council short term restal ordinance. Highlights from the ordinance are in the builts points above.		
	Reactional scoring: R-R, R-E, R-J, R-2, B-1, R-4, R-0, U-N, R-5A, R-5B, R-6, R-7, R-8A		
Contact	Commercial series: OR, OR, 1, DR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, W-1, W-2, PVD, PTD PRD TNED: TNED zoned properties are located in Old Locativities and Linewick.		
Planning & Design			
(502) 574-6100	If the abort term resuld is WRITE PRIMARY RESIDENCE and your property is proved RESIDENTIAL		
	You are allowed to operate a short term menal by right.		
444 S. Sitr Street			
Lituh Ville; KY 40202 8:00xin - 5:00pm	If the short term remail is WOUR PRIMARY RESIDENCE and your property is acceed COMMERCIAL		
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e 🖌	If the abort term resual is WRIR PRIMARY RESIDENCE and your property is goned TNZD		
	Fou are allowed to operate a short term restal with an approved Conditional Use Fermili		
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	Applications		
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	Short Term Secold CTR Pro-Ambienters		

Additional Hale LOPE maps that your propenty's matter Programstly Added Questions Mean Cancell System Term Renet Gordmann (70th XL Chapter 135.515–115.521) Sourch Descent Programmers, (File XL Chapter 94.82) Map of Hearn Cancell Zurang Authority Area Process for Controller University Authority Area Process for Controller University Anter Learnible Merry Rovense Commission

The questions along planning and zoning requirements, such as the registration and combined use permit
processes, context fusion/R Merro's DEEs of Planning in Design Services at (SCO) 574-4220.
 The questions along into pregistrements, protect Fouried in Merrols Revenue Commission at (SCO) 574-4420.

- For questions about building pertrait requirements, such as those pertaining to building and life safety ordes, context Lauraville Metro's Office of Canatraction Review at (502):574-3321.

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# Conclusions

