

1 AN ACT relating to short-term rentals.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 198B IS CREATED TO
4 READ AS FOLLOWS:

5 (1) For purposes of this section, unless the context requires otherwise:

6 (a) "Code" means the Kentucky Building Code;

7 (b) "Owner-occupied short-term rental property" means property that is the
8 owner's primary residence and is offered to the public as a short-term
9 rental;

10 (c) "Short-term rental"

11 1. Means the rental of a single family home, dwelling unit in a single
12 family home, dwelling unit in a two-family or multifamily dwelling, a
13 dwelling unit in a condominium, cooperative, or timeshare, or any
14 combination of the above that are part of the same listing, for terms of
15 less than thirty (30) days at a time through a short-term rental
16 platform;

17 2. Includes a detached accessory structure, including a guest house, or
18 other living quarters that are intended for human habitation, if the
19 entire property is designated for a single family residential use; and

20 3. Does not include property that is used for any nonresidential use; and

21 (d) "Short-term rental platform" means an entity that provides a platform
22 through which unaffiliated parties offer to rent a short-term rental to an
23 occupant and collects consideration for the rental from the occupant.

24 (2) When a person seeks to list a property on a short-term rental platform doing
25 business in this state, the short-term rental platform shall provide the person with
26 the following as part of the listing process:

27 (a) Information regarding residential group R-1 occupancies and a list of those

1 types of occupancies that may be considered an R-1 use pursuant to the
2 code; and

3 (b) A box that the person listing the property must check prior to listing a
4 property that confirms whether the short-term rental is a residential group
5 R-1 occupancy, and if the short-term rental is a residential group R-1
6 occupancy, whether it is an owner-occupied short-term rental property.

7 (3) When a person checks the box on the short-term rental platform that indicates
8 that the short-term rental the owner is seeking to list is a residential group R-1
9 occupancy short-term rental, the short-term rental platform shall:

10 (a) Store information regarding the property; and

11 (b) Provide the following notices:

12 1. An email notice to the person that has listed the property stating that
13 the person has indicated that the short-term rental is a residential
14 group R-1 property and that the owner may be subject to an inspection
15 by the Kentucky Department for Housing, Buildings and Construction
16 regarding compliance with the code; and

17 2. An email notice to the Department for Housing, Buildings, and
18 Construction that provides:

19 a. The address of the property;

20 b. The fact that the property has been listed as a residential group
21 R-1 property;

22 c. The email address of the person that listed the property on the
23 short-term rental platform; and

24 d. A return email address to which the department may send
25 information to the short-term rental platform regarding
26 noncompliance of the property with the code.

27 (4) The Department for Housing, Buildings and Construction shall provide

1 information to each short-term rental platform regarding the code and residential
2 group R-1 occupancies to aid in the effectuation of subsection (2) of this section,
3 and may promulgate administrative regulations pursuant to KRS Chapter 13A to
4 implement the provisions of this section.