

LUDLOW ORDINANCE 2021-10

AN ORDINANCE OF THE CITY OF LUDLOW, KENTON COUNTY, KENTUCKY, ADDING SHORT-TERM RENTAL REGULATIONS TO THE LUDLOW CODE OF ORDINANCES

WHEREAS, the City Council has adopted Ordinance 2021-10 amending the Zoning Ordinance to authorize short term rentals in the city;

WHEREAS, with the authorization of short-term rentals in the city, there is a need for regulations;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF LUDLOW, KENTON COUNTY, KENTUCKY THAT THE FOLLOWING CHAPTER BE ADDED TO TITLE XI BUSINESS REGULATIONS:

SECTION I

Chapter 119 of the Ludlow Code of Ordinances shall be named and read as follows:

CHAPTER 119. SHORT-TERM RENTAL REGULATIONS.

119.01 Definitions:

- (A) Short-Term Rental means any housing-type accommodation rented for 29 days or less.
- (B) Landlord means the person or business that owns or has the contractual ability to provide a Short-Term Rental.
- (C) Building Inspector means the person who is either an employee of the City of Ludlow or its contractor, who is responsible to monitor compliance of dwellings with the applicable city building codes.

119.02 Rules and Regulations for Short-Term Rentals.

The operation of short-term rental units is subject to the following standards and conditions:

- (A) Landlord must obtain an annual permit/license from the city. The fee for the initial permit/license is Two Hundred Dollars (\$200.00) and the annual fee for each renewal is One Hundred Fifty Dollars (\$150).
- (B) Landlord must provide a copy of a current business liability insurance policy to the city each year at the time an application for a permit is filed. Failure to provide the insurance policy will result in the city not issuing a permit to operate a Short Term Rental.
- (C) Landlord shall pay the occupational license fees to the city.

- (D) Each dwelling used for Short Term Rental shall be subject to inspection by the Building Inspector prior to the issuance of an annual business permit/license and at all renewals.
- (E) Short Term Rental units are permitted in attached single-family dwellings, detached single-family dwellings, two family dwellings, town homes, Central Business District housing, condominiums, and landominiums. Owners of rental properties must consent to short term rental units. Condominium/Landominium owners must have written permission from the homeowners' association to use a property as a Short-Term Rental.
- (F) Short Term Rental guests shall not stay more than twenty-nine (29) consecutive days in duration.
- (G) All short-term rental buildings and units shall comply with applicable building codes.
- (H) Contact information for the owner(s) or manager must be posted in a conspicuous location within each unit of the short-term rental.
- (I) Evacuation plan must be posted in a conspicuous location within each unit of the short-term rental permit.
- (J) If property is subject to two (2) or more substantiated (as determined by the Building Inspector) civil and/or criminal complaints, the Zoning Administrator may revoke the approval of the short-term rental permit/license.
- (K) Parking: Off-street parking/driveways, should be the first option for vehicles. Upon the Landlord's request, the City of Ludlow shall provide two on-street parking placards per rental unit(s) for homes without off-street parking, replacement placards are \$20.
- (L) Number of Persons Allowed: No more than two (2) adults per bedroom. Maximum of six adults per Short Term Rental.
- (M) Noise Ordinance: Each unit shall comply with the city's Noise Ordinance. A copy of said ordinance shall be posted in a conspicuous place within the unit.
- (N) The Landlord is responsible for giving adjoining neighbors contact information.

119.03 Penalties

- (A) Any person who shall violate a provision of this Chapter shall be subject to a fine of Five Hundred Dollars (\$500.00). A second violation and each additional violation for the same matter is subject to a fine of One Thousand Dollars (\$1,000). Additional violations may be issued daily until corrected. The city may collect as a part of the legal process its reasonable attorney fees and costs incurred to collect monetary fines. As well, such fines may be issued as liens upon the Short-Term Rental property.

(B) The city shall have the right to seek civil injunctive relief against any person(s) who rent(s) any rental unit in the absence of a valid rental license and the city shall recover the litigation costs and attorney fees incurred by the City therein. Any Landlord who obtains a Short-Term Rental license/permit agrees that violation of this chapter constitutes immediate and irreparable harm to the city.

SECTION II

All ordinances, resolutions, or parts thereof, in conflict with the provisions of this ordinance, are to the extent of such conflict, hereby repealed.

SECTION III

This ordinance shall take effect and be in full force from and after its passage, publication, which may be in summary form, and recording, according to law.

PASSED by the City Council this _____ day of _____, 2021.

CITY OF LUDLOW, KENTUCKY

Joshua A. Boone, Mayor

ATTEST: _____
Laurie Sparks, City Clerk

FIRST READING: _____
SECOND READING: _____
PUBLICATION: _____