



LOUISVILLE

SHORT TERM RENTALS

GUIDE TO SHORT-TERM RENTAL ZONING FOR LOUISVILLE REALTORS



ZONING

REGULATIONS

What is a Short-Term Rental (STR)?



Short-term rentals (STR), or vacation rentals, are the rentals of properties for a period of 29 days or less. Registration is required of all STRs in order to operate, and some properties require a Conditional Use Permit (CUP) in order to register.



Registration is required of all STRs in order to operate. Some properties require a CUP in order to register.

Rentals 30+ days are not STRs and do not require registration.

It is illegal to list a property on an STR platform without being registered. If listed illegally, fines of \$125 per day can be assessed.

What is a Conditional Use Permit (CUP)

A Conditional Use Permit (CUP) is a zoning exception which allows the property owner use of their land in a way not otherwise permitted within the particular zoning district.



CUPs granted prior to 05/08/19 run with the land.

Registration is not required to maintain the CUP and it will transfer with the sale of the property.

CUPs granted after 05/08/19 require valid registration at all times. If the registration lapses (expired for 6 months) the CUP may be withdrawn. This CUP transfers with the property sale, but new registration is required within 6 months and must be maintained by the seller during the sale process. (Some CUPs carry conditions of approval. Be sure to discuss these during the sale process.)

What is a Primary Residence?



A primary residence is defined as a person's main residence and where they spend most of their time.

It can be identified in a number of ways, but is usually the address listed on their driver's license, voter registration card, vehicle title, and federal tax returns. Hosts with questionable residency may be asked to prove their occupancy.



The Annual Registration Fee is \$100 per dwelling unit. Duplex properties require 2 registrations if both units are rented.



Where are STRs Not Allowed?

- ANCHORAGE
- DOUGLASS HILLS
- GRAYMOOR-DEVONDALE
- HURSTBOURNE
- INDIAN HILLS
- JEFFERSONTOWN
- LYNDON
- SHIVELY
- ST. MATTHEWS (EXCEPT CN ZONING)
- ST. REGIS PARK

Residential & Commercial Zoning

– OO properties in R zoning do not require a CUP in order to register.

– NOO properties require a CUP in order to register.

– CUPs transfer with the sale of the property.

– NOO STRs are not allowed within 600-ft of another, unless granted a waiver by BOZA*

– STRs are limited to single family residences and duplexes only – no multi family.

Condos are different than other properties. Please visit keysourceproperties.com/realtorguide for more info.



Common Abbreviations

| | |
|------|-----------------------------|
| STR | Short Term Rental |
| OO | Owner Occupied |
| NOO | Non Owner Occupied |
| CUP | Conditional Use Permit |
| BOZA | Board of Zoning Adjustments |

RESIDENTIAL ZONING

R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7, R-8A

COMMERCIAL ZONING

STR properties in C zoning do not require a CUP in order to register.

OR, OR-1, OR-2, OR-3, OTF, C-N, C-R, C-1, C-2, C-3, C-M, EZ-1, W-1, W-2, PVD, PTD, PRD



What about Single Event Rentals?

Some people like to rent their house for a single event, like the Kentucky Derby, Breeder's Cup, or PGA. Registration is required for all property rentals of 29 days or less regardless of frequency.

GUEST NUMBER LIMITATIONS

Guest headcount is limited to:
2X the number of bedrooms + 2

2 's = 6 GUESTS

5 's = 12 GUESTS

FORMULA = # BEDROOMS X 2 + 2

*Instructions for how to check this are at:
keysourceproperties.com/realtorguide