

ORDINANCE NO. 865-2019

**AN ORDINANCE OF THE CITY OF DRY RIDGE IN GRANT COUNTY KENTUCKY
AUTHORIZING AND REGULATING PEER TO PEER SHORT TERM HOME
RENTALS**

WHEREAS, Peer to Peer rental services are short term rentals of individual homes; and

WHEREAS, the current Dry Ridge Zoning Code allows for short term rentals in residential zones; and

WHEREAS, the Dry Ridge City Council wants to regulate short term rentals;

NOW THEREFORE, be it ordained by the City of Dry Ridge in Grant County Kentucky as follows:

Section 1.0 Definitions

For the purpose of this Ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

HOST. Any person who is the owner of record of residential real property who offers a dwelling unit, or portion thereof, for short term rental.

HOSTING PLATFORM. An internet-based platform that generally allows an owner or tenant to advertise the dwelling unit through a website and provides a means for potential transient users to arrange short term rental and payment through the hosting platform.

SHORT TERM RENTAL. A dwelling unit that is rented, leased or otherwise assigned for a tenancy of less than 10 consecutive days duration, where no meals are served. This term does not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns or boarding and lodging house rooms.

TRANSIENT USER. A person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license or other agreement for a period of less than 30 consecutive days duration.

Section 2.0 Annual Registration Required and Fee for Registration

No person, firm, or corporation shall own or operate a short-term rental on any premises within the City of Dry Ridge, unless the short-term rental has been registered annually with the City of Dry Ridge.

(A) Each annual registration for a short-term rental shall be per the procedure prescribed by the Mayor and approved by the Dry Ridge City Council. The registration form, at a minimum, shall include the following:

(1) The name, address, phone number, and email address of the host and of a person residing or located within 25 miles of the short-term rental that shall be responsible for addressing any maintenance or safety concerns; and

(2) The location of the short-term rental.

(B) A nonrefundable fee of \$25 shall accompany the registration of a short-term rental.

Section 3.0 Compliance with all Federal, State, and Local Laws and Regulations

Each separate short term rental shall be in compliance with any currently applicable laws and regulations of the federal, state, or local governments, as may be amended from time to time including but not limited to, laws or regulations on nondiscrimination, zoning, building, safety, property maintenance, health and sanitation, fire, electrical, plumbing, mechanical, and other applicable laws.

Section 4.0 Duties of a Host

It shall be the duty of a host to ensure that:

(A) The short-term rental meets the smoke detector requirements set forth by the Dry Ridge Fire Department and that a clearly marked evacuation plan is posted on the premises;

(B) There shall be no more than one contract per short term rental at a time;

(C) At no time shall more persons reside in the short-term rental than two times the number of bedrooms; and

(D) There is no signage on the premises of the short-term rental advertising or identifying the short-term rental.

(E) There shall be no short-term rentals that are in any structure other than a dwelling that fully complies with the Dry Ridge Residential Zoning Code. No short-term rental shall occur in any recreational vehicle, motorhome, camper, barn, or similar structure or vehicle.

Section 5.0 Enforcement

The City of Dry Ridge is authorized to enforce the provisions of this Ordinance through declaratory, injunctive and other civil actions filed in any court of competent jurisdiction.

Section 6.0 – Provisions Severable

The provisions of this Ordinance are severable; and the invalidity of any provision of this Ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and effect as long as they remain valid in the absence of those provisions determined to be invalid.

Section 7.0 – Conflicting Ordinances Repealed

That all other ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

Section 8.0 – Effective Date

This Ordinance shall be effective as soon as possible according to law.

This Ordinance shall be effective as soon as possible according to law.

Adopted this _____ day of _____, 2019.

1st Reading - _____, 2019

2nd Reading - _____, 2019

Vote: _____, Yes, _____, No

City of Dry Ridge,
Grant County, Kentucky

By: _____
Greg Brockman
Mayor

Attest:

Amy Kenner
Clerk