

From: [O'Brien, Jeff](#)
To: [Haberman, Joseph](#); [Liu, Yu](#); [Davis, Brian](#)
Cc: [Mulloy, William](#)
Subject: Fwd: Airbnb comments
Date: Thursday, June 15, 2023 3:39:39 PM
Attachments: [Airbnb redlined recommendations.docx](#)

FYI

I've not reviewed these yet

Jeff O'Brien
Chief
Louisville Metro Economic Development
502.574.1354

Begin forwarded message:

From: "jason [REDACTED]"
Date: June 15, 2023 at 2:48:11 PM EDT
To: "O'Brien, Jeff" <Jeff.O'Brien@louisvilleky.gov>
Subject: Airbnb comments

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hi Jeff

Hope this email finds you well. On behalf of Airbnb, please find attached our redlined edits from the the Mayor's draft regulations on short term rentals. If you have any questions or comments, please feel free to reach out to me.

Have a great weekend.

Jason

Jason Underwood
President
Cell. [REDACTED]

3301 Trinity Road
Louisville, Ky 40206

Platform obligations:

Note: In exchange for the edit below, we are willing to provide a **Mandatory Permit Field** and a **City Portal** with a compliance tab to allow Planning a direct contact with us to notify us that a permit number is missing or wrong. We will also offer a city law compliance page for the city on our site, annual reminders to all hosts of the law and a Law Enforcement Portal Training for Louisville Metro PD.

- **Recommended removing:**
 - Sec. 115.521(C): ~~The Director may request that a Hosting Platform provide the following information to the Louisville Metro Department of Develop Louisville on a monthly basis:~~
 - ~~(1) The total number of short term rentals in Louisville Metro that were listed on the platform during the applicable reporting period; and~~
 - ~~(2) The total number of nights all short term rental units were rented through the platform during the applicable reporting period.~~~~These reports shall be due at the end of each month to include information from the preceding month.~~
- **Primary Residence:** The "facts and circumstances" test to determine primary residence is very vague. Similarly the "questionable circumstances" referenced in Section 4.3.23(J) is too vague.
- **We recommend this edit:**
 - Sec. 4.3.23(J): "In a cases in which a) the required primary residency of the a host is in question due to: a) conflicting documentation or information; or b) inadequate documentation supporting a claim to concerning the primary residency of the host is provided by the host; ~~and/or c) questionable circumstances,~~
- **Host-Occupied vs Owner-Occupied:** We do not understand the rationale between distinguishing between these two groups of individuals if they are both operating their primary residence. Sec. 4.2.63 seems to suggest that tenants may need to get a conditional use permit whereas owners do not? We would recommend removing the distinction between owners and tenants and just leaving it at primary residents. We also are concerned that the [Hignall case](#) has legal ramifications here.
 - **We have suggested edits better talked through then proposed via line edits.**
- **Multifamily Buildings:** This draft would only allow owners (not tenants) to host in multifamily buildings. We believe that Tenants should be able to host provided they have their landlord's permission as a matter of equity that does not choose those who have the means to buy a home vs. rent.
- **Recommended edit:**
 - Sec. 4.2.63(E): "The building in which dwelling unit is located shall be a single-family residence, duplex, or condominium. If the short term rental is a

condominium unit in a multi-family building, the condominium unit must be the primary residence of the ~~host~~ **owner**."

- **Complaints:** We suggest changing the threshold in Section 4.2.63(J), and Section 4.3.23(I), from 2 or more "complaints" to 2 or more "adjudicated violations." Otherwise neighbors or STR opponents could lodge frivolous complaints to shut down a perfectly fine STR.
 - **Recommended edits:**
 - Section 4.2.63(J): "If the property is subject to two (2) or more ~~substantiated fully adjudicated~~ civil and/or criminal ~~complaints violations~~ within a twelve (12) month period,"
 - Section 4.3.23(I): "If the property is subject to two (2) or more ~~substantiated fully adjudicated~~ civil and/or criminal ~~complaints violations~~ within a twelve (12) month period,"
 - **ADU Ban:** Cities and counties across the nation are allowing STR activity in ADU's. Some hosted, some un-hosted. The cost of an ADU can be between 1\$00-200k. If the City desires to allow ADU growth to increase density, it should allow for the cost of construction to be defrayed by STR use.
 - **Recommended edit:** Sec. 4.3.27(F): ~~"ADUs approved under this provision shall not be used as a short term rental."~~
 -
 - **Transient Users:** Section 115.520(F) states that "the Host is responsible for the activity of Transient Users (guests)." This is very broad and could be interpreted to mean that Hosts are legally liable for the activity of guests, which is unprecedented and would cause legal challenges.
 - **Reccomened edit:** Sec. 114.520: ~~"The Host is responsible for the activity of Transient Users (guests)."~~
-

From: [Citizens for Land Use Reform](#)

To:

Cc:

Subject: [citizenscoalition4ldcreform@googlegroups.com](#)
STRs Make Neighborhoods Less Affordable & Housing Scarcer

Date: Wednesday, April 5, 2023 6:33:08 PM

Attachments: [STR Improvement Recommendations.pdf](#)

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Metro Leader,

The Louisville community and Metro government have visited and re-visited our Short Term Rental ordinance and code regulations with an honest attempt from both parties. Unfortunately, a number of misinterpretations and exploited loopholes have grown out of each new and improved guidance. We have studied this issue extensively and have heard from neighbors across Metro and so submit this list of recommendations. Please consider them in totality.

We point out the following top three issues for your consideration.

1. The Proliferation of STRs Make Neighborhoods Less Affordable and Housing Scarcer
2. STRs are Insufficiently Regulated
3. The STR Process Begs Transparency

We do not wish to banish their operation or punish well-behaved proprietors, but allow citizens the opportunity to affordably live where they choose and be permitted the peaceful use and enjoyment of their homes.

Respectfully submitted by Citizen Coalition for Land Development Code Reform

Citizen Coalition for Land Development Code Reform is a multi-racial, multi-generational group of neighbors from all across Louisville Metro — Beechmont, Bonnycastle, California, Chickasaw, Clifton, Park Duvall, Fisherville, Highlands, Irish Hill, Limerick, Old Louisville, Parkland, Phoenix Hill, Poplar Level, Portland, Prospect, Russell, St. Denis, Schnitzelburg, Shawnee, Shelby Park, Shively, Smoketown, Southside, Tucker Station, Valley Station, Winding Brook, Wolf Pen & growing. We wish to protect all communities that Louisvillians call home.

We invite all of our neighbors to contact us and share their concerns about land development and code enforcement in your neighborhoods. Join us on Facebook <https://www.facebook.com/groups/751609232424548> or email us at citizenscoalition4ldcreform@gmail.com.

1. The Proliferation of STRs Makes Neighborhoods Less Affordable and Housing Scarcer

for renters, for homebuyers, for homeowners, and small businesses. Stop permitting this subrogation of citizens for investors and tourists.

Studies have documented the Short Term Rental (STR) effect on housing availability and housing cost.

What Does Airbnb Do to the Local Housing Market? Make It Less Affordable, by Melvin Durai

<https://www.krannert.purdue.edu/news/features/?research=7145>

Cities Tell Airbnb to Make Room for Affordable Housing, by Elaine S. Povich

<https://www.pewtrusts.org/en/research-and-analysis/blogs/stateline/2018/10/18/cities-tell-airbnb-to-make-room-for-affordable-housing>

The Virality Of Inside Airbnb's Maps Highlight The Company's Massive Impact on Housing Shortages, by Viola Stefanello

<https://www.dailydot.com/debug/inside-airbnb-housing/>

Airbnb 'Ghost Hotels' Keep 1,000+ Homes from Rental Market, Report Suggests, by Kate Porter

<https://www.cbc.ca/news/canada/ottawa/airbnb-rental-ottawa-report-1.5090548>

Entities outside of Metro market our community's housing to out-of-state investors and encourage subversion of our regulations.

Investing in Property for Sale: How to Buy a Profitable Property for Airbnb in Louisville City Centre

<https://airbtics.com/airbnb-property-for-sale-louisville-city-centre/>



How to Get Around Short Term Rental Restrictions – Best Short-Term Rental Investment Strategies

<https://theshorttermshop.com/how-to-get-around-short-term-rental-restrictions/>

The typical applicant is NOT a local young person trying to pay their first mortgage by sharing their home.

So far in 2023, over 30% of Conditional Use Permit (CUP) applicants are corporations or individuals outside of Louisville. At least one 2023 applicant owns 50 STR units.

Investors are creating an upside-down market for beleaguered seekers of decent housing.

Cash offers, substantially above market price are flooding our neighborhoods. So far in 2023, CUP applicants have paid as much as 50% above PVA estimates.

We are dissolving our most affordable neighborhoods.

Formerly 'affordable' neighborhoods like Smoketown, Phoenix Hill, and Limerick are taking the biggest hit of the STR economy's predatory real estate practices. In Shelby Park alone, STRs have grown 174% since June 2020 with only a few of those host-occupied.

Unabated expansion of STRs in our small business corridors price out independents.

Independent businesses like coffee and book shops attract neighbors and STR investors alike. Unabated by-right conversion of C zoned properties to STRs mean less opportunity for mom-and-pop establishments.

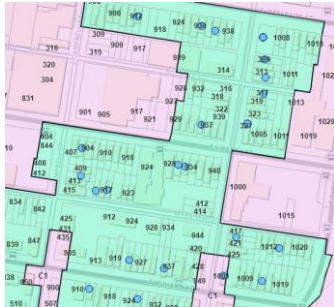
Creating commercial zoning between homes disrupts the peaceful use and enjoyment of residential properties.

Properties inside Residential Cores are beginning to be re-zoned to Commercial to avoid the CUP process. Newly C-zoned properties could be used for ANY C purpose in the future, however incompatible.

2. STRs are Insufficiently Regulated – Metro Should Take Action to make sensible regulatory changes to the Land Development Code (LDC) and the STR ordinance.

Houses and neighborhoods that have historically been residentially occupied but are zoned OR or C are permitted to become STRs without a permit, intensifying an availability crisis.

The vast network of STRs in the Phoenix Hill neighborhood are permitted by right because homes are inappropriately zoned OR. STRs are turning a community into a tourist district. Future census counts will dilute downtown residential growth, weaken representation of downtown, and encourage urban sprawl.



→ **Require a CUP for OR & C zoned properties.**

The 600 foot rule is repeatedly ignored by BOZA, increasing the STR density in our neighborhoods.

Neighbors should not be spending their free time demanding enforcement by writing AND attending BOZA meetings, only to have the rule flouted. This is a map of overlapping STRs in the Shelby Park neighborhood.



Per the LDC, permitting this violation should only be because:

4.2.1. ‘...the proposed uses are essential to or will promote the public health, safety, and the general welfare in one or more zones...’

→ **Enforce the 600 foot rule with NO EXCEPTIONS to reflect the rule’s original intent.**

Permit holders do not keep registrations current.

Registrations with Metro are an afterthought for many STR operators.

→ **Change the LDC to increase restrictions on lax registration.**

4.2.63 L. *An active registration of the STR ... shall be maintained. No STRs may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months, or in the event of a change of ownership and/or host, a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void. In order to recommence STRs, a new conditional use permit must be granted if required by this LDC. application must be filed and granted under the original CUP process*

→ **Enforce fines for lax registration and rescind permit after TWO offenses.**

§115.999 PENALTY, N) (1) Any person who violates any provision of §§ 115.515 through 115.520 will be subject to a civil penalty of \$125 as imposed by a Zoning Enforcement Officer. A second offense will be subject to a civil penalty of \$250 as imposed by a Zoning Enforcement Officer. A third offense will be subject to a civil penalty of \$500 as imposed by a Zoning Enforcement Officer. Any additional offense beyond the third offense will be subject to a civil penalty of \$1000 as imposed by a Zoning Enforcement Officer permit suspension. Each day that a violation continues after separate notice has been served shall be deemed a separate offense.

High occupancy limits are attracting problem renters.

The current occupancy cap does not invite respectable business visitors or family tourists. In our experience, it encourages bachelor parties and raging keggers. This 3BR shotgun house is eligible for 10 occupants, was approved for 12 occupants, and advertises 16+ occupants.



→ **Lower the STR occupancy limit.**

4.2.63.C. *At no time shall more persons reside in the short term rental than two times the number of bedrooms ~~plus two individuals....~~*

STRs claim properties are host-occupied when they are not.

Hosts who have not obtained a CUP do not actually live in the STR on a regular basis, circumventing the LDC.

→ **Change the definition of the STR Host.**

1.2-47 Short Term Rental Host - Any person who is the owner of record of residential real property and is the Primary Resident, ~~or any person who is a lessee of residential real property pursuant to a written agreement for the lease of such real property,~~ who offers a dwelling unit, or portion thereof, for short term rental.

→ **Require Proof of Primary Residency with residence address on voter registration or government issued photo ID.**

STRs are vulnerable to use by human traffickers.

Airbnb acknowledges the ease at which their units can be used for human trafficking. STR hosting apps have the technology to collect and flag suspicious user data but law enforcement has to request this data.

Airbnb Combats Child Trafficking with Expanded Law Enforcement Portal, by Dennis Schaal
<https://skift.com/2023/01/11/airbnb-combats-child-trafficking-with-expanded-law-enforcement-portal>

→ **Require STR hosting apps to provide flagged data to law enforcement as a 'push' activity, not just when requested.**

STRs are under-regulated in Safety.

STRs are not subject to the same Safety and Insurance requirements and tax burdens of Bed & Breakfasts, motels and long-term rentals. B&Bs, motels, and LTRs require inspection by a fire marshal for egress and emergency lighting, insurance coverage to protect hosts and guests, and receive random code inspections.

→ **Require that STRs meet the safety, insurance, tax and lead-based paint requirements of long-term rentals and motels.**

3. STR Process Begg Transparency – Metro Should Take Action to daylight the processes involving STRs so that their clients – **the citizenry of Metro** – know what is happening next door. Those seeking to engage in the STR process often run into barriers to obtain simple information regarding pending and current STRs in their neighborhoods.

- **Require that potential hosts hold pre-app meetings on location.**
- **Disqualify applicants that have been operating without a permit.**
- **Post the following documentation pertaining to STRs to Accela or LouisvilleKy.gov within a week of their submittal or occurrence.**

STR Applications

- Full applications
- Staff reports
- Public comments
- Code inspection by Metro staff
- Checklist of requirements, signed by the applicant

Permitted STRs

- Expired permits
- Violation descriptions
- Closed violation details, including action taken
- Code Accela violations to be STR sortable

Conflict of Interest

Some council members and city employees own STRs, creating bias in legislation.

- **If a Metro Council member, their employees, or their family member own a STR in Metro Louisville, they should recuse themselves for any MC voting regarding STRs.**

STR taxes and fees support more STRs.

Tax and fee revenue should not fund the Convention Bureau.

- **Divert STR taxes and fees to the Affordable Housing budget.**

Other communities are taking appropriate action to defend housing against STRs.

See what other communities have done to gain back local housing and reward the STR ‘good guys’.

<https://www.businessinsider.com/cities-fighting-airbnbs-with-regulations-for-short-term-rentals-2022-5#red-hook-new-york-20>

Submitted by Citizen Coalition for Land Development Code Reform

Citizen Coalition for Land Development Code Reform is a multi-racial, multi-generational group of neighbors from all across Louisville Metro — Beechmont, Bonnycastle, California, Chickasaw, Clifton, Park Duvall, Fisherville, Highlands, Irish Hill, Limerick, Old Louisville, Parkland, Phoenix Hill, Poplar Level, Portland, Prospect, Russell, St. Denis, Schnitzelburg, Shawnee, Shelby Park, Shively, Smoketown, Southside, Tucker Station, Valley Station, Winding Brook, Wolf Pen & growing. We wish to protect all communities that Louisvillians call home.

We invite all of our neighbors to contact us and share their concerns about land development and code enforcement in your neighborhoods. Join us on Facebook at <https://www.facebook.com/groups/751609232424548> or email us at citizenscoalition4ldcreform@gmail.com.

From: [Shawn Dimartile](#)
To: [Haberman, Joseph](#)
Subject: Concerns Regarding Proposed Changes to STR Regulations
Date: Tuesday, May 9, 2023 7:09:28 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hi Joseph,

I am writing to express my concerns about the proposed changes to the short-term rental laws in the Phoenix Hill community. As the owner of 1001 E Liberty Street, which was featured in a recent Courier-Journal article on short-term rentals, I want to provide my perspective on the matter.

I watched the planning commission meeting on May 2nd and wanted to voice my opinions and concerns regarding this matter. While I believe that both sides of this argument have valid concerns, I am confident that a compromise that takes into account all voices is achievable.

Allow me to shed some light on my story and property. I grew up in Louisville and served in the United States Navy before purchasing my property on 1001 E Liberty Street. I use this property as a short-term rental when I am not using it, and I chose it because of its proximity to the growing neighborhood of NuLu and its zoning, which allows me to operate it as a bed & breakfast by right.

Below are concerns from some community members and my proposed compromises.

Issue 1: Effect on housing prices

Community members claim that short-term rental properties like mine are driving up home prices in the Phoenix Hill neighborhood. However, I want to clarify that the value of my home was determined by several factors, including its location, luxury finishes, and new construction, among others. The independent appraisal of my property verified this. Stricter regulations on short-term rentals will not reverse the gentrification course that the neighborhood is currently facing. Moreover, if I am no longer allowed to operate it as a short-term rental, I will need to rent it for \$3,500 per month to meet all expenses, which would not be considered affordable for those accustomed to renting older homes in the neighborhood.

Proposed Compromise: I suggest limiting short-term rentals in residential lots but not restricting the right of OR-zoned lots to operate as a B&B.

Issue 2: Nuisance

Some community members are concerned that short-term rentals may cause public nuisances. As one of the best-rated properties in the city, I have not received any complaints from neighbors or public nuisance reports, and none of my guests have caused harm to the community.

On the other hand, the owner of 934 E Jefferson Street, who also operates a short-term rental, has a neighbor with an extensive criminal record. This neighbor has harassed the owner's cleaners by threatening them with a gun and even caused harm to them by having his dog bite them, leading them to quit. Problems like these are common in this neighborhood. Therefore, it is illogical to claim that short-term rental hosts are a nuisance in a community where rampant crime is prevalent.

Proposed Compromise: I propose that the city adopts a policy of fining hosts with a record of three or more public nuisance complaints in a single year and suspending their license for a period for any complaints after that, which has been adopted in San Diego, CA. Additionally, STR host's contact information can be made available so the community can have an open line of communication with the owner in case issues arise.

Issue 3: Out-of-State Owners and Vacant Homes

Some community members are concerned about owners of short-term rentals living out of state and homes that are vacant for extended periods. I believe that this is an issue of individual liberties and government overreach. Should I not have the liberty of living in a different state in this county while owning a rental in another? Should I not have the freedom to choose whether I want my home vacant or rented?

Proposed Compromise: I propose limiting the ability of large corporations to buy up homes in these communities to prevent all of the housing inventory from being rapidly taken while maintaining the right of citizens to buy and rent properties.

Issue 4: OR Zoning:

If the proposed change in zoning ordinance were to pass, it would be unfair to change the laws that govern my B&B after I have invested time, money, and effort to operate it. It would be similar to proposing a change in the zoning laws of Bardstown Road in the Highlands, which would force business owners to shut down. The zoning laws that I trusted the government to adhere to should not be changed in such a way.

Proposed Compromise: I suggest that OR-zoned lots should retain their right to operate as a B&B, and those already operating should be grandfathered in to avoid changing their rights after the fact.

Thank you for considering my opinions and proposed compromises. I believe that a solution that takes into account all voices is achievable, and I hope that my proposals and concerns will be taken into consideration when drafting the new short-term rental laws. Feel free to contact me at (502) 379-7292 or shawn@takeoffcapital.co.

Sincerely,

Shawn DiMartile

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#2]
Date: Monday, May 22, 2023 9:31:39 AM

Short Term Rental Comments

#2

DATE CREATED - PUBLIC

19 May 2023 at 5:45

5:45:29 PM UTC-04:00

Name * Sam Janes

Email

[REDACTED]

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Str are the new brothels. Prostitutes market their 2 day travel dates to Louisville on sites such as [tryst.com](#).
Many travel here all month. They are renting these short term rentals .

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

IP ADDRESS: [148.72.164.148](#)

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#20]
Date: Monday, May 22, 2023 9:24:24 PM

Name *	Ruth Duncan
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Restrict parking on the street. We have an abnb.on our block of Winston Ave. and on most occasions several vehicles for the rental house park on the street and make it difficult for homeowners to use their own driveway.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#7]
Date: Monday, May 22, 2023 2:50:41 PM

Name *	Matthew Foushee
Email	
What is the Zip Code of your residence? *	40223
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	As a non-host and resident, I believe that the city is going too far to limit people's private property use. A few noisy do-gooders are trying to further restrict individual rights. I oppose any further restriction to short-term rentals.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#14]
Date: Monday, May 22, 2023 4:24:25 PM

Name * Michael Hayes

Email

What is the Zip Code of your residence? * 40205-2477

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I am totally in favor of all of the suggested changes for certain. There are many short term rentals in our neighborhood, but most are owner rentals surrounding Derby. I have not heard of nor seen any issues and one such rental is next door to me at 1501 Sylvan Wynde and the owner has done this every year since moving in. We fought off a non-owner occupied, commercial venture at 1500 Sylvan Way but we have to watch it close because the owners have not been able to re-sell the property at the crazy high number they are asking. Bottom line is that I am totally in favor of all of the proposed changes and would certainly support elimination all together of non-owner occupied uses.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#19]
Date: Monday, May 22, 2023 9:24:10 PM

Name *	Jay Lockett
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	Remove OR, CN and CR zones from zones permitted without a CUP. Increase the 600 foot range and make it very difficult or impossible to waive that provision.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#21]
Date: Monday, May 22, 2023 11:39:07 PM

Name *	Barrie Price-Kerr
Email	<div></div>
What is the Zip Code of your residence? *	40217
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Do NOT allow STR or CUPs to be transferred with the property. Each new property owner must re-apply. Clearly distinguish between an ADU and a STR. ADU's should not be allowed to convert to STR units. Limit STRs in a single zip code to no more than 10% of SFU. Put a cap on the number of STRs that a single person or corporation can own, to include any named person in a partnership, LLC, real estate company or real estate management company, builder or rehab company.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#17]
Date: Monday, May 22, 2023 5:20:34 PM

Name * Judi Sikes

Email

What is the Zip Code of your residence? * 40222

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Define short term rental – a few days, a week, a month, 6 months? I would hate to have the house next door to me rented for just Derby weekend. “Short Term” is too open. I would stipulate in a residential area no less than 6 months renting. Twelve adults in a house at one time? I don’t care how many bedrooms a house has, 12 adults renting 1 house in a residential area is too many. Unless, a person(s) reason for renting in a residential area is for housing for at least 6 months he/she shouldn’t be allowed to rent in a residential area. Residential areas are where people live day in and day out. Their house is their home. They’ve put roots down in their area. They’ve invested money in their home. Rentals in the area do not upgrade your property’s value. We see how poorly apartments go down in value because the renters don’t value the property. Alter all, the renter doesn’t own the property, so why care. I feel the wording of this ordinance is not specific enough

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#8]
Date: Monday, May 22, 2023 3:00:06 PM

Name *	Don Snow
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The suggested changes are a positive improvement for the neighborhoods affected. Enforcement and rigorous review of applications are key to success.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#4]
Date: Monday, May 22, 2023 10:03:12 AM

Name *	Karen Sumner
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Need communication of or email notification system for deadlines on all your separate STR dues, fees, etc for CUP and/or registration due dates.</p> <p>Add staff or a team to focus on the "bad apples" operating without CUP or registrations.</p> <p>Stop taxing the local homeowner for operating an STR and not taxing the hotel industry. Offer tax subsidies or tax breaks to citizens not big corporations. We are the heart of our city!</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#15]
Date: Monday, May 22, 2023 4:36:34 PM

Name * Katherine Vollmer-Prince

Email

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Remove the OR2 zoning and ensure that any STRs have to go through the BOZA/hearing process and adhere to the distance requirements so that they don't end up on the same block. We should also ensure that folks who run these STRs have primary residency within this metro area and are not outside developers who are absent and do not properly monitor their properties. I would also like to see a limit on how many STRs one entity can own/operate without any gaping loopholes.

We are losing permanent residents in neighborhoods due to the ridiculous increase in these properties appearing in Shelby Park, Smoketown, etc. It drives up the property values of long-time residents who have been wonderful stewards of these historic neighborhoods for decades, who are unable to afford the jump in taxes. It will also upset the census data which will have a taxbase issue when so many of these properties don't have permanent residents.

While Louisville enjoys a short-term benefit from tourism dollars, this weakens our neighborhoods in the urban core which ultimately leads to a weaker city.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#16]
Date: Monday, May 22, 2023 4:45:35 PM

Name *	Sonya Webb
Email	
What is the Zip Code of your residence? *	40202
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>I live in a large apartment complex that has several short term rental apartments. They make the building dangerous to the point they now have armed guards.</p> <p>This also takes potential apartments out of the long term rental market.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#9]
Date: Monday, May 22, 2023 3:00:42 PM

Name * Lara Zuber

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I have several ideas I'd like to contribute for discussion on changing and strengthening the regulations.

1. Owner occupied STR's and non-owner occupied STR's should have different levels of fees and fines, with non-owner occupied being higher.
2. Fees and fines should be based on the value of the house.
3. Distance between STR's should be based on the size of the lots and the density of the neighborhoods. 600 feet is very different in a dense urban neighborhood versus large suburban lots.
4. Some kind of limit on the amount that can be charged for an STR based on rent in the neighborhood to help limit STR's from taking over long-term rental properties.
5. The required letter to adjoining neighbors should include all of the details about the proposed STR, such as number of people and bedrooms, parking spaces, etc.
6. The summary from the owners about the neighborhood meetings sent to the city needs to also be sent to all of the neighbors that were invited.
7. An inspection process of some sort needs to be included to verify what the applicants are saying. Pictures of the bedrooms does not ensure that bathrooms, kitchens, stairways, and parking areas are safe and functional.
8. If the property is sold, the STR permit should become invalid. If the new owner wants to have an STR they should have to start the process from the beginning.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#29]
Date: Tuesday, May 23, 2023 1:55:02 PM

Name * Leslie Bouchereau

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I have a house that I rent on a monthly basis in between use by grandparents visiting my children. I rent to people relocating to town, here for work, and people here to visit family in the neighborhood. Frequently I am left with a few weeks in between tenants. I also have had to turn away locals in need of a house (home repairs, grandparents visiting, etc) during those empty weeks because I only have 25 and it 30 days to allot to them.

It would be wonderful if there was a way to accommodate people like me who primarily rent multi-month stays that need to fill in the extra weeks. Perhaps a separate permitting process for a limited number of stays with a week or two minimum?

There seems to be a lot of demand for furnished rentals for longer periods of time. In the past 3 years, I have rented to 4 sets of grandparents here to help their children, 3 families here for work, 1 local family who's home was being repaired, and 4 families who ultimately relocated to Louisville after using my property to experience living in the city. This type of rental, I feel, provides a needed service to the city that isn't just a hotel replacement.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#39]
Date: Tuesday, May 23, 2023 8:53:05 PM

Name *	Donna Curran
Email	
What is the Zip Code of your residence? *	40217
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Having quiet hours built into contracts. Having folks on holiday in a neighborhood where people are trying to sleep because they have jobs makes very cranky neighbors.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#37]
Date: Tuesday, May 23, 2023 5:51:35 PM

Name * Garrett Dean

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Enforcement. As a STR owner and operator, neighborhoods are getting screwed over by folks operating them as "owner-occupied" STR's when they most certainly are not. How do we reconcile this issue? Yes, I submitted a Metro 311 complain. No action. Surely the hotel industry gives a shit about enforcement – we're taking their clientele.

I like the idea about the owner-occupied STR host needing the address on their driver's license. Might help some. Ultimately you need a hotline and someone dedicated to policing up this mess. City makes a boat load off occupancy tax though, so not a lot of incentive to enforce.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#36]
Date: Tuesday, May 23, 2023 5:50:36 PM

Name *	Jonathan Delph
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Disallow businesses to run short term rental properties that utilize VRBO and AirBNB
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#25]
Date: Tuesday, May 23, 2023 9:52:25 AM

Name *	Ric Gillespie
Email	
What is the Zip Code of your residence? *	40242
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Short term rentals should only be allowed were the owner of the property is present at all times. Any exceptions encourages unacceptable behavior.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#115]
Date: Friday, June 2, 2023 10:06:37 AM

Name * Corey Harris

Email

What is the Zip Code of your residence? * 40229

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I am from Louisville and looking to invest in the city/state, and help drive tourism dollars spent by purchasing a condo for STR purposes. As there are only 1154 registered STR's in the city, I don't agree that STR's are an issue. Are there one-off situations that may occur? Sure. But I think the regulation limiting STR occupancy to 12 adults is a good step in the right direction, but the sweeping regulations are taking things too far. I am not a fan of the moratorium, and hope to invest in my city this year. I appreciate this forum, and hope my feedback is well-received.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#22]
Date: Tuesday, May 23, 2023 8:10:33 AM

Name *	Janet Hummel
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	YES to the planned changes in STR regulations. STOP the Highlands from becoming "Six Flags" Over the Highlands.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#23]
Date: Tuesday, May 23, 2023 8:12:19 AM

Name *	Janet Hummel
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I believe that all STRs should be OWNER OCCUPIED. . . No independent Hosts.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#24]
Date: Tuesday, May 23, 2023 8:16:16 AM

Name *	Dustin Johnson
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Increase property taxes on all properties and provide an exemption for primary residence to stop the rising wealth gap caused by parties buying up houses and renting them out either short term or long term
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#34]
Date: Tuesday, May 23, 2023 5:16:49 PM

Name *	Kitty Keith
Email	
What is the Zip Code of your residence? *	40213
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Limit the number of people who can rent. Allowing 16 immediately signals a big party.</p> <p>Restrict outdoor parties.</p> <p>Restrict hours. Some carry on loud gatherings late into the night. Since most of these STRs are in neighborhoods, they disturb the peace for full-time residents.</p> <p>When these renters invite other people to their STR, it causes parking problems in the neighborhood.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#42]
Date: Tuesday, May 23, 2023 10:13:46 PM

Name * Abby Long

Email

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Moratorium should be set for more than a year. Moratorium should be expanded to include OR-2. The zoning handbook should be revamped IMMEDIATELY to amend to exclude airbnb usage and/or amended to require all zoning codes to adhere and apply for STR/CUPs.

Many downtown/ downtown adjacent/ urban core streets have homes zoned OR-2. Shelby St & Logan Sts for example. They have many homes on them that have been purchased by developers and turned to Airbnb. OR-2 allows you to bypass STR & CUP permitting. Developers are listing and selling homes saying "OR-2 zoning allows for short-term rentals without a conditional use permit....Depending on timing, the property could be delivered vacant to allow an investor to make it Airbnb ready." from 331 E St Catherine St home listing on Zillow.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#26]
Date: Tuesday, May 23, 2023 12:00:36 PM

Name *	Linda Mulloy
Email	
What is the Zip Code of your residence? *	40218
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>No exceptions to the 600' rule.</p> <p>Owner contact number posted for issues such as noise, visible overflowing trash, parking.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes• No

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#33]
Date: Tuesday, May 23, 2023 5:09:28 PM

Name *	James Newland
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Please make the minimum rental period 30 days. If I wanted to live next to a hotel, I wouldn't have chosen my current neighborhood. I don't mind people renting out their homes (or speculative properties), but overnight stays attract a different crowd.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#40]
Date: Tuesday, May 23, 2023 9:29:06 PM

Name *	Patricia Pregliasco
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Begin with enforcing the current regs and shutting down sites with no permits. 2203 Brighton Dr has been operating for 3 years with no permit. City has mailed letter telling to close. Nothing has changed. Impose the maximum allowed fines. Shut it down.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#30]
Date: Tuesday, May 23, 2023 2:25:17 PM

Name * Gary Rowland

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Per Ky case law on CUP's that I have seen, BOZA is supposed to assess the effect of an STR on the health, safety, and welfare of the neighborhood. In hearings I've watched, that did not seem to happen. Furthermore, deference was given to a politically connected figure. In other case law, I saw that Kenton County requires that a CUP only be granted if the change requested enhances the health, safety, and welfare of a neighborhood. That seems to be a reasonable approach..."if you're not making the neighborhood better (or if the neighbors don't want the STR) you don't get the CUP". Why should one person be allowed to profit from intruding upon a 100 yr old neighborhood to the detriment of the neighbors? Parking is another issue...the applicant at 1929 Richmond Dr, at the BOZA hearing, agreed that renters would be limited to one renter vehicle parked on the street and one in the rear of the property, but have had 6 or more vehicles parked on the street (she does not allow renters access from the alley).

Unless and until there are enough zoning employees to check and enforce STR agreements, and enough police to respond to issues at STRs, there should be a moratorium on granting additional CUPs for STRs.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#32]
Date: Tuesday, May 23, 2023 3:55:29 PM

Name * Lisa Schmid

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

The occupancy requirement needs to be further clarified and expanded.

I understand the intent, but there are situations that are legitimate but don't technically fit the description.

A "host" should also be defined as a full-time resident of the property. Not all relationships are traditionally defined, and sometimes only one partner's name is on the deed. If the "non-owner", "non-spousal" partner is the "host", they are going against the regulations, as stated. It discriminates against people who fit all the criteria, they are just not on the deed or legally married to the person who is.

There needs to be an avenue for people who fall in this non-traditional sub-group, but yet are legitimate residents of the home, to be granted an exception to the "owner" rule.

Example: I live in a duplex owned by my life partner, who is out of town half of the month for work. I am not on the deed for personal reasons. I am the host of the str, my name is on the license. I follow every guideline, and insure that my guests respect the neighbors and the neighborhood. My str sends Louisville Metro a good amount in transient tax. Under the proposed definition, I would be operating illegally, and that is absolutely UNFAIR and DISCRIMINATORY to me.

I agree that there should be strict regulations on strs, a moratorium in certain neighborhoods, and a crackdown on absentee property management companies, as well as rental arbitragers, but the way this proposal is written, compliant hosts like me will suffer.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#35]
Date: Tuesday, May 23, 2023 5:42:02 PM

Name * Brian Smither

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Single family homes should not be turned into profit centers. We need more affordable housing in the county and allowing corporations and individuals to purchase multiple homes to turn into short term and long-term rental income centers are destroying neighborhoods and hindering lower income households from purchasing homes.

Additional limits on the number of residential properties an individual/company can own. No matter if it is a short term or long term rental.

Impose annual fee on rental property to fund housing assistance and/or rehabilitation of vacant homes for first time home owners and households up to 3 times the federal povertal level. Fee would be based on the sq footage of property. ie \$2.00 per sq foot paid at time of annual registration.

Prohibit household members from owning several properties to bypass individual limitations on ownership.

Require Properties to have posted signage on the exterior of residence near/next to main entry door reflecting property is a STR with registration number and property owner contact information.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#27]
Date: Tuesday, May 23, 2023 12:31:06 PM

Name * Jimmy Soto

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I don't agree with amending the occupancy requirement from "host" to "owner" for residential zones. If anything, this harms renters (or rent to own participants)that are allowed to use part of their home as an STR, are not titled to the property, and do not vacate the property when used as an STR. Not all families are structured the same and there are many legitimate reasons why an owner might not be the host. I would much prefer that Louisville enforce host-occupied, meaning the host cannot vacate the property when it is used as an STR or must occupy the property the majority of the year. My partner is the host but she is not the owner. She lives at our property and never vacates the property even when using a portion as an STR. I think the true STR issues come when owners use hosts that do not live at the property to get around CUPs. Forcing hosts to remain on-premises would stop this.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#31]
Date: Tuesday, May 23, 2023 3:36:30 PM

Name *	lawrence tannheimer
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The market is clearly over saturated with STRs. This is the ideal time to limit them to commercial zones where the foot traffic is positive for the local businesses. STRs in primarily residential areas have many adverse negative outcomes that need to be reigned in.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#28]
Date: Tuesday, May 23, 2023 12:58:09 PM

Name * Sky Yeasayer

Email

What is the Zip Code of your residence? * 40208

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I strongly support strengthening the short term regulations. I live across the street from an Airbnb. It isn't booked as often as it had been, mostly just weekends now. It's a higher occupancy house, accommodations for 8 adults. When the house is filled, the guests park in the yard, the sidewalk – it looks like a used car lot. There are many big pick up trucks coming through. The guests will leave the truck idling for 20 minutes. The houses on my street are bare bones – a diesel truck left idling can be heard plain as day in all the surrounding houses.

Sometimes the garbage cans get taken back in after collection, often the can stays out on the street for weeks.

Guests stand outside on the front porch to smoke. They can be loud at times, leaving the front door of the house open with music blaring.

In other words, the majority of guests who come through don't care about the neighbors and don't participate in making the neighborhood a vibrant community. The guy who owns the property lives in the East End and contracts cleaning and yard maintenance. He keeps up with it, but doesn't do anything to improve the neighborhood.

My street and Taylor Berry as a whole is particularly vulnerable to houses being taken over for Airbnbs due to the proximity to Churchill Downs and downtown, as well as the low cost of buying a house. I bought my house where it is because it's one of the few areas I could afford to buy a home. Without having strong regulations for Airbnbs, I worry that it will be harder for people like me to find an affordable home. Regardless of where Louisville falls in lists of top destinations, the priority of housing needs to be for citizens. Houses must be saved for people, not tourists or investors. I encourage higher fees for Airbnb owners and especially restrictions on proximity.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#46]
Date: Wednesday, May 24, 2023 2:23:36 PM

Name *	Sheila Britney
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The government continues to profit from the registration fees. There are many times during the year hotels are maxed out. Temporary housing provides relief. The Louisville Health System is a teaching school and employ many traveling professionals.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#47]
Date: Wednesday, May 24, 2023 5:31:32 PM

Name *	Raychris121@gmail.com Raychal Christian
Email	<div></div>
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Put them in commercially zoned areas please. They do NOT belong in residential neighborhoods. Too much noise, parking issues, partying all night long.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#49]
Date: Wednesday, May 24, 2023 10:29:33 PM

Name *	Jon Cooke
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Not to be allowed in R1 zoned areas.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#45]
Date: Wednesday, May 24, 2023 1:56:35 PM

Name *	Colette Crawford
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	ENFORCE THE RULES!!!!!!!!!!!!!!
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#51]
Date: Wednesday, May 24, 2023 11:07:09 PM

Name *	James Flaherty
Email	
What is the Zip Code of your residence? *	40215
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Stop approving them! There are more than enough hotel rooms in the city, short term rentals are killing the long term residential market. We need long term residents in our neighborhoods.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#43]
Date: Wednesday, May 24, 2023 7:41:23 AM

Name *	David Habich
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Expand the 600 foot rule to 6000 ft.</p> <p>Only have STR in areas zoned for motels and commercial businesses.</p> <p>Have enough city inspectors to govern and control the STRs.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#50]
Date: Wednesday, May 24, 2023 10:30:48 PM

Name *	Andrew Matthews
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Enforcement of CUP requirements. A short term rental in my neighborhood never applied for a CUP and rented in violation for over two years before enforcement actions took place.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#48]
Date: Wednesday, May 24, 2023 7:55:44 PM

Name *	Paula Pugh
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Parking. Some STR have 5 or more cars parking along the streets which blocks clear driving views. These cars take up spaces that residents along the street normally use. Can the amount of vehicles be limited for the STR.</p> <p>Also what about sex offenders being able to rent these STR. Is that allowed?</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#58]
Date: Thursday, May 25, 2023 2:42:59 PM

Name *	Deborah Davis
Email	
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<ul style="list-style-type: none">– Background checks (especially for sex offenders) for all renters of STRs, especially when there are families with children and/or schools within the neighborhood.– All current STRs must abide by changes and not grandfathered in.– Permission for property to operate as STR is terminated upon sale of property and not passed along to a new owner.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#61]
Date: Thursday, May 25, 2023 6:59:08 PM

Name *	Julie French
Email	<div></div>
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The agreement should not allow a permit to be passed from one owner to another...any new owner should have to go through the whole process for a license from the beginning. Anyone applying for a license should have to notify the neighborhood where the STR house is located...not just adjacent properties....say 1000 yards of the property.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#63]
Date: Thursday, May 25, 2023 8:27:44 PM

Name *	Kathryn Furlong
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Institute noise restrictions along with number of guests.</p> <p>There are more STR than have actually paid the registration fee. How are you going to find these places?</p> <p>Is there a fine if the owner does not register their STR?</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#56]
Date: Thursday, May 25, 2023 10:55:08 AM

Name * Melissa McGarry

Email

What is the Zip Code of your residence? * 40245

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

If our mission as a city is to grow and compete, we should be studying cities like Austin, TX and Nashville; TN. They both have thriving STR markets. Today, and especially since the pandemic, travel has changed and travelers are looking for different experiences: STR supports our tourism efforts and us not embracing it puts us further behind these other thriving cities.

Limiting the number of STR to 600' squashes competition and greatly reduces the quality of STR that Louisville has to offer. If you look at the current quality of our STR, they do not compare, not even close, to these other markets, not even Lexington. I personally had a friend who purchased a home in Germantown and tried to get a CUP. She did not qualify because two others already held a CUP permit 400' away. Her's would have been a nice option for a tourist and improved the esthetics of the neighborhood. but instead the other two men, who have owned these properties as rentals for over 30 years, threw some old furniture in them, and that's what potential tourist have to choose from. With proper competition, this wouldn't happen.

As far as all the complaints and clatter from residence, there will always be pushback to progress and those opposed will be the loudest. Studying Austin and Nashville will give you more quantitative data to consider which is better than any individual's opinion.

Louisville is not growing and we have huge hurdles to overcome with our reputation. No need to reinvent the wheel here, just study cities that are growing and do that. STR support tourism and bourbonism that's important to our city.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#59]
Date: Thursday, May 25, 2023 3:40:58 PM

Name * David Henry

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

I am a firm believer that there are too many STR in our neighborhoods as is. If we are wanting to improve our neighborhoods and prevent high concentrations, there shouldn't even be a waiver process for the 600' separation requirement. The language for the waiver requests can be strengthened, but I do not have faith that a committee would still not become a rubberstamp for those requests.

Overall, we should limit or ban outright STR. If the city is going to have a strong focus on building hotels, then that is where we should be having those people stay. Our neighborhoods have had enough of any vacancies being snapped up by people then turning out and just doing STR in them. This frays our communities and prevents people who want to own/live in a home their opportunity to join those neighborhoods. The city already has a density/population loss problem, and the STR Issue only exacerbates that problem. We should not be allowing individuals or companies to be forcing the citizens of the city further and further out of it for their own greed.

In summary, while I personally with the recommendations went further, I fully hope that the Metro Council will support and pass the current Regulation Update.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#55]
Date: Thursday, May 25, 2023 9:06:28 AM

Name * Matt Leppala

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I have been hosting on Airbnb since 2021 and I started with 1 condo and got another listed in 2022. I lived in both properties well over a year on each as my primary residence in KY prior to listing them on Airbnb. I agree with what the city of Louisville is proposing and doing to start limiting licenses. Personally, I have noticed the market is starting to get saturated and a lot of houses in the city are sitting empty more than 60% of the month because there are so many listings this year as compared to just a few years ago.

One thing that should continue to allow to operate 100% without any restriction for a license, is any properties that are zoned commercially.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#57]
Date: Thursday, May 25, 2023 11:47:11 AM

Name * Shane Nearman

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

- Require residents to live at their units for one year before applying for an owner-occupied rental application. This will prevent many of the outside large companies buying up properties in our neighborhoods which takes revenue away from Louisville.
- Require all new Short Term Rentals to be no closer than 600 feet radius from each other.
- Require rental owners to apply for conditional-use permits if they assign hosts to oversee their units.
- Put \$1,000 fines on unregistered rental units for their first offense. Because currently it's financially beneficial for unregistered rental units to just pay the small fine and still make more money from the rent.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#54]
Date: Thursday, May 25, 2023 8:29:29 AM

Name *	Robert Picken
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I'm in favor of the ordinance changes. I think the bigger problem not mentioned in the summary is enforcement of the ordinance. There needs to be resources in place to make sure the STR owners are playing by the rules and that there are penalties in place including fines and suspensions of permits for non compliance,
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#64]
Date: Thursday, May 25, 2023 11:50:58 PM

Name *	Glen Reed
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	600 ft rule to be closest property line to property line {no buffers) > require owner to live at the property for 1 year before requesting CUP / STR permitting .
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#62]
Date: Thursday, May 25, 2023 7:16:40 PM

Name *	Barbara Webb
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I agree with the above changes to the STR regulations. My question is what penalties will there be if a regulation is ignored (besides the one stated above concerning the 12 month prohibition)?
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Fred Fischer](#)
To: [Haberman, Joseph](#)
Cc: [Ramona Verrico](#)
Subject: Re: Short term rentals
Date: Tuesday, May 30, 2023 11:37:19 AM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Please, Sir, and thank you!!

On May 30, 2023, at 11:11 AM, Haberman, Joseph
<Joseph.Haberman@louisvilleky.gov> wrote:

Thanks for your comments. Do you want these added to the formal case file?

-----Original Message-----

From: Fred Fischer <ffischer47@me.com>

Sent: Friday, May 26, 2023 10:17 AM

To: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>; Fred

[REDACTED] Ramona Verrico [REDACTED]

Subject: Short term rentals

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dear Joseph, making short term rentals (STRs) illegal would be the kiss of death to Bardstown Road/Highlands tourism!! There are so few hotel rooms within walking distance to the Broadway to Trevillian strip (Strip) of Bardstown Rd. We live in the Besten at Cherokee Rd and Cherokee Pkwy and we book magic acts into various locations on the Strip. AirBnBs and other STRs are an absolute necessity to the areas business health.

NOTE: We do not operate or have any connection to any STRs.

Sincerely,

Dr. Fred Fischer
2014 Cherokee Pkwy
40202

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From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#71]
Date: Friday, May 26, 2023 6:35:03 PM

Name * Shannon Gonter

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

They do not need to be improved. They need to maintain with small individuals in mind. These changes are going to be damaging for individuals trying to have a 2nd home and use it as a rental property to better their lives. Bettering individuals lives will allow our economy to grow. If regulations need to be made to not allow someone to own 10+ properties – thats fine – but it cannot be applied to individuals who own just 1 or 2 rental properties outside of their primary residence. Tourism is a huge thing for our city and something that is going to keep growing a short term rentals is a preference for stay by guests compared to a hotel.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#68]
Date: Friday, May 26, 2023 10:36:25 AM

Name *	Rosa Macklin
Email	
What is the Zip Code of your residence? *	40210
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<ul style="list-style-type: none">Simplify the processGive owner's a voice in the processLook for ways that would allow the metro, owners, and community could benefit from short term rentalsTake the responsibility off of owners for the shortage of affordable housing
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#69]
Date: Friday, May 26, 2023 12:25:30 PM

Name *	Laura Maloney
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	More and more home owners are actually investors and not residents of Louisville. They are buying properties when living out of state and making them full time AirBnB's, essentially mini hotels in our neighborhoods. I think short-term rental home owners should live in Louisville over 51% of the year, in the home, to help prevent scamming the system. At worst, they should live in the city even if they don't live in that particular home.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#67]
Date: Friday, May 26, 2023 9:26:45 AM

Name *	Matthew Mcgarvey
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Ban all AirBnb/VRBO and any form of STR
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#72]
Date: Friday, May 26, 2023 8:48:24 PM

Name *	William M. Nixon
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I question the legality of allowing a business to operate on a property zoned 1R. Also, why are STRs allowed in an historic preservation district? Why are there different rules depending on location? This violates equal protection and due process.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#66]
Date: Friday, May 26, 2023 9:01:20 AM

Name * ann ramser

Email

What is the Zip Code of your residence? * 40214

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I want these comments included in the official record and considered by planning and design staff and the commissioners on the Planning Commission.

4.2.63 (c) The “plus 2 individuals” should be eliminated.

4.2.63 (d) The language “where the entire area encapsulated by the 600 foot buffer is residentially zoned” makes this a change on paper only. Too many areas have OR and commercial zoning within 600 feet. This clause needs to be eliminated. In addition, retaining this clause adds to the concern that many areas, such as Frankfort Avenue and Butchertown, are being inundated with STR due to the zoning in those areas.

4.2.63 (d) (2) I don’t understand the applicability of this clause. Does it apply to apartment buildings.

4.2.63(d)(3) Why is this clause necessary if the host must reside in the property.

4.2.63(f) Can the owner/host “stock” any food or drink in the STR for guests.

4.2.63(h) Any on-street parking should be limited to two vehicles.

4.2.63(j) How are complaints substantiated. Has any STR CUP been revoked. Is this clause a paper tiger if planning and design fails to enforce.

4.2.63(l) I would like to see a 6 month residency requirement before the property can be used as a non-owner occupied STR.

4.3.23 (c) The “plus 2 individuals” should be eliminated.

4.3.23(d) D. The first sentence should end after the word “duplex.” The zoning in C-R, C-N, C-1, C-2, C-3, OR-3, OTF, or EZ-1 is quickly becoming saturated with STR. These areas do not need to become “hotel districts”

4.3.23(e) Can the owner/host “stock” any food or drink in the STR for guests.

4.3.23(f) The clause should end at the word “prohibited.” Advertising of STR should not be allowed anywhere.

4.3.23(g) limit on-street parking to two vehicles.

4.3.23(i) How is complaint substantiated.

Definition of Host – Must the host manage the property or can the host hire a management company.

115.516(A) add property tax must be paid

115.520 (C) Advertising for STR should be prohibited everywhere.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#70]
Date: Friday, May 26, 2023 4:01:37 PM

Name *	Phil Snyder
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	If residents within the 600 foot zone object to an STR application, this should be honored. I would like to see specific guidelines for how residents may prevent an STR in their neighborhood.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#74]
Date: Saturday, May 27, 2023 1:40:20 PM

Name *	Jerry Chreste
Email	
What is the Zip Code of your residence? *	40220
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Limit number of out of town owners. These investors do not care about upkeep of the properties. Case in point, 2418 Ridgeview Ave [I live at 2420 Ridgeview] New York investor tried to STR this home. It was turned down because it was not cared for and is still a mess. These people do not care about the neighborhood.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#77]
Date: Saturday, May 27, 2023 7:39:13 PM

Name * Scott Davison

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I like the reforms suggested. However, I recently purchased a house in Louisville after checking to make sure that it was not within 600 feet of an existing short term rental. I also started the application process over a month ago. My one suggestion is this: those who have already started the application process, who are not asking for a waiver of the 600 foot rule, should be allowed to continue in the application process. The issues that prompted the changes seem to be based on situations in which neighborhoods are saturated with short term rentals, but not every new application contributes to that problem. Thank you.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#76]
Date: Saturday, May 27, 2023 4:31:59 PM

Name * Tess Morgan

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Don't allow unless host also lives on site or in Louisville. No more corporations or out of town investors. Only allow so many per so many feet. Which is a rule but not enforced. Need to have parking. I have an Airbnb on my street and even though they have parking in the back, all of the visitors street park. Airbnb owners should be required to provide their contact info to the neighbors on all sides of Airbnb in case there is an issue. If Airbnb has x amount of complaints they should lose their registration. Actually, enforce the regulations! Higher fines!

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#73]
Date: Saturday, May 27, 2023 9:56:58 AM

Name * Jess Tkach

Email

What is the Zip Code of your residence? * 40214

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

This system is already over-taxed and back-logged. It doesn't seem that existing regulations can even be enforced. Charging extra fees is just extorting money from individuals in this community and making it easier for hotels than for airbnbs or short term rentals. This moratorium will give an unfair advantage to hotels and existing property owners while unfairly disadvantaging new owners who are just starting out and hoping to use their own homes or investment properties as efficiently and productively as possible.

The right to private property and the freedom to use that property is a fundamental freedom that defines the American experience. The more regulation, hurdles and obstacles you put on people who by and large own 1 or maybe 2 properties in order to provide for their families, the more disadvantage you put on the people who are just starting out. My husband and I own an Airbnb in the 21st district and live just a mile or so away from it. We've always been in communication with neighbors, been courteous, responsive and respectful, and invested our time, sweat and resources to make every home we own in the Beechmont area more beautiful and valuable than when we first purchased it. The ability to rent that home out during the Covid pandemic to much-needed travel nurses on a short term basis helped us get through the pandemic financially and provide lodging for a group of people that otherwise wouldn't have been able to come here and serve our community.

I urge all the counselors to turn down this measure and think about ways they can support the people in their districts who earn their living off of these properties, rather than seeing them as cash cows to tax, fine, and hinder with red tape.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#79]
Date: Sunday, May 28, 2023 10:51:58 AM

Name * Maureen Marra

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I am in favor of the proposed changes to the short term rental ordinance. We have unfortunately been next door to a short term rental unit for the past few years. It is a large unit and is advertised to sleep 16+ guests. It has affected our ability to enjoy our home which we have lived in for 22 years. There are frequently large groups, and we feel like we live next to a frat house. We have contacted the owner several times who has tried to make some changes to address the noise but nothing has worked completely. We currently try to be gone on the weekends. I am particularly in favor of restricting the maximum occupancy to 12 guests. This would greatly reduce the noise level. I am also in favor of the potential to revoke the license with two or more civil complaints, although I would like more information on how to register those complaints. Thank you for trying to address the issues.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#81]
Date: Sunday, May 28, 2023 3:55:47 PM

Name *	Melanie McCool
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The ideas of restricting the number of guests as well as taking away the permit with two complaints would both be extremely helpful. We have a fairly large existing Airbnb close by and at times the partying gets pretty obnoxious. It almost makes you dread the weekends.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#80]
Date: Sunday, May 28, 2023 12:21:23 PM

Name *	Larry Nix
Email	[REDACTED]
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Improvement and say from the people that live in the neighborhood for the proposed short term rental. Those are the people that will be affected most since the owner will not in the most part be living in the area and have basically very little control over who or how many will be staying in the rental.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#83]
Date: Sunday, May 28, 2023 10:39:09 PM

Name * Matthew Ruben

Email

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Inequitable zoning decisions made decades ago are hurting our neighborhood, Shelby Park, when it comes to short term rentals. A lot of our housing stock was inappropriately zoned OR2 or UN, which is exempt from many existing limitations on short-term rentals (like the required buffer), and nonresident developers are snapping up our affordable housing, aiming to turn a profit without regard to our community's needs. Resolving the bad zoning decisions would go a long way towards fixing a lot of our development problems, but we are hopeful that a moratorium would provide a stopgap in the meantime. PLEASE, don't capitulate to outside moneyed interests. Our residents overwhelmingly want to further limit STRs especially in those areas where there seem to be few limitations at all.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#82]
Date: Sunday, May 28, 2023 4:20:07 PM

Name * Angie Tonini-Rogers

Email

What is the Zip Code of your residence? * 40219

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Provide more education for the public about the business of running short term rentals, presenting both pros to the economy and cons– not just one side or another– and more understanding of the rules or the platforms on which people running short term rentals have to follow.

Often times the short term rental is kept up and monitored better than residences because the short term rental success is based on the ability to keep up high star reviews on the platforms. It benefits the guests and owners of the properties to have great reviews and provide safe comfortable well maintained properties. If the owner is not keeping up with these things they'll be banned from The platform and they wont be able to run the short term rental in the first place.

Additionally I'd like to see actual data that supports or doesn't supprt the notion that short term rentals take away from affordable housing. In many cases the rent rates are not entry level housing rental rates– and the nicer homes that provide short term rentals for families traveling here to visit our city (& spend money here) are paying rates that well exceed normal Long term rental rates– finally the houses that are hosting families are typically not your entry level price point (the median house price for louisville is 280k– if the short term rentals are in houses that are in price ranges above that, then this inventory wasn't going to be accessible to those searching for entry level home purchases because the price point was higher to begin with).

I think it's necessary to allow for ALL of the data whether it supports or doesn't support each side to ensure all Facts are shared and things are not just being shared based on opinion.

Blanket statements that are generalized to all short term rentals & STR owners about one bad incident isn't appropriate. Just like generalized statements about a group of people regarding one incident, isn't appropriate.

Appropriate data that has been collected should be shared more openly vs only hearing individual opinions and stories.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission ☒ Yes

public hearing date. *

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#84]
Date: Tuesday, May 30, 2023 9:43:16 AM

Name *	Kristi Ashby
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	As the president of Phoenix Hill Neighborhood Association, I am begging Metro Louisville to take in to account the neighborhoods that have large areas zoned OR2. Our neighborhood has been taken over by STRs that do not have to abide by the 600 foot rule. There is no neighborhood input when an STR registers in that area. Please consider applying the 600 ft rule to the OR2 areas in Louisville.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#86]
Date: Tuesday, May 30, 2023 4:32:29 PM

Name *	Slava Furs
Email	
What is the Zip Code of your residence? *	40215, 40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>All of the 'illegal' listings be removed.</p> <p>BOZA actually denies/approves applications BASED ON THEIR OWN WRITTEN RULES and not some unwritten rules as if they are trying to support a hidden agenda.</p> <p>Hire more people/increase the wages so that we can get consistent support when needed for the application process.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#89]
Date: Tuesday, May 30, 2023 9:00:17 PM

Name * John Inwright

Email

What is the Zip Code of your residence? * 40223

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

We live in a residential only small neighborhood in the Middletown area of Louisville. Our street is Greenwillow Way. On behalf of the majority of our neighbors I have already reached out to Molly Clark, Planner II of Louisville Metro Planning and Design Services regarding Conditional Use Permit – Case #23-CUPPA-0016. As a neighborhood, we are unified in our opposition to 815 Greenwillow Way being used as an STR by investors who do not own this property as their primary residence. They originally purchased the home with the intent to flip it, but they were asking a highly unreasonable price for this property. As such, they made the move to request a meeting of the neighborhood, which most were able to attend. We received the notice from the current owners only 20 days before they scheduled the meeting, even though they requested the Conditional Use Permit many months earlier.

The Conditional Use Permit was requested by Edward and Ludmilla Hager. This is a residential neighborhood, we are not a resort area, we all live on a private cul de sac, and we all prefer to keep it this way. There is concern for neighborhood safety and property value concerns to those of us who live here year-round.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#87]
Date: Tuesday, May 30, 2023 5:24:24 PM

Name *	Mary Lundy
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	The number of short term rentals allowed needs to be drastically reduced, including mixed residential-commercial areas. Louisville doesn't have enough housing for people to be buying up houses to use as short term rentals.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#90]
Date: Tuesday, May 30, 2023 11:04:03 PM

Name * Susan Wainscott

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

First the STRs undermine the quality of our neighborhoods.

The only improvement would be to stop STR's. This is a residential area and if I wanted to live near short time renters I would have moved into a motel. I do not want to live near homes that are given over to people who may or may not take care of them. If someone needs money that badly they should seek other employment. Go buy a motel or hotel where the zoning is right. So no matter what terms you apply and try to enforce this is not a business district.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#85]
Date: Tuesday, May 30, 2023 1:37:53 PM

Name *	Margaret Weathers
Email	
What is the Zip Code of your residence? *	40211
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	If you remember, we lost the FFA convention for some years due to limited hotels. Now that more hotels have been built, the STR community is under fire. Demand for alternatives to hotels was wanted and needed. STR providers filled that need. Certain areas of town will be impacted due to their proximity to Louisville amenities. That is to be expected.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#88]
Date: Tuesday, May 30, 2023 7:20:23 PM

Name *	Lara Zuber
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>The term 'host-occupied' doesn't make sense. It makes it seem like someone, the host, must be living on site. In the STR world, if a non-owner host is involved, the host isn't usually living on the premises.</p> <p>This needs to be clarified.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#94]
Date: Wednesday, May 31, 2023 10:06:30 AM

Name * Spencer Campbell

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Short Term Rentals pose a great threat to the development and stability of neighborhoods like Germantown, Smoketown, Phoenix Hill, Shelby Park, etc.

These communities rely on single family homes that are being purchased at an alarming rate for STRs and the current regulation of OR zones allows this to happen, causing a shortage of valuable housing to residents.

Standing idly by while historic homes are stolen from the communities they reside in does not prioritize equity in our city.

The current regulation of STRs, specifically in OR zones, should be reconsidered for neighborhood planning that prioritizes the residents and communities that should not be displaced. STRs, as they are currently being utilized by non-resident owners, should not be treated any differently than a hotel that would not be allowed by right in OR zones.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#98]
Date: Wednesday, May 31, 2023 12:03:09 PM

Name * Kobe Dao

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I think the current regulations should be kept. If the property has already been registered with a short term rental or CUP, then ownership should be able to be transferred. Changing so, or agreeing with the moratorium, is not fair to the investors. They purchase the property with the purpose of the short term rental. If they were to sell it, they would not be able to sell it at appropriate price they once purchased for. I also believe there should not be regulations that do not allow short term rentals in commercial zones.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#95]
Date: Wednesday, May 31, 2023 10:16:47 AM

Name * Aaron Hartley

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

STRs in OR Zoning need to be further regulated – preferably by requiring CUPs. Hotels are not allowed by right in OR, OR1, and OR2, so non-owner occupied STRs should not be allowed by right. Many historic single family homes in Phoenix Hill, Smoketown, and Shelby Park are zoned OR and are rapidly being bought exclusively for use as STRs. This removes valuable housing units from some of our most vulnerable, historically black neighborhoods. If you truly believe in equity, you should reevaluate STRs in OR zoning. The recently adopted Butchertown, Phoenix Hill, and NuLu Neighborhood Plan also recommends this change.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#97]
Date: Wednesday, May 31, 2023 11:35:39 AM

Name * Kristin Hoch

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes


How can the existing short term rental regulations be improved?

I do not think they need to be improved as in many neighborhoods the home condition is better than the neighbors! I am a Real Estate agent, for over 35 years, and I think they can help the value in the neighborhood, not hurt it. It is the responsibility of the homeowner/host to make sure there are not events at the house or unruly guests. This could be enforced. But a homeowner or tenant can be a problem in a neighborhood too. I think this treads on an owners property rights when no Homeowners Association is involved.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#91]
Date: Wednesday, May 31, 2023 8:45:17 AM

Name *	Janet Hummel
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Twelve (12) is TO LARGE. . the size should be restricted to no more than eight (8). . any larger makes it a hotel environment with all the accompanying disturbances.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#96]
Date: Wednesday, May 31, 2023 11:20:07 AM

Name * Patty McDowell

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Short-term rentals should not be on residential streets. They should be on neighborhood buffer properties; i.e., on commercial thoroughfares like Bardstown Road.

Otherwise, I believe the owner should live at the residence 3/4 of the time in order for it to be a short-term rental (Airbnb) so that the property houses a long-term neighbor. Short-term rentals as they stand provide only strangers passing through. Even a run-of-the mill rental property means the street will have a long-term neighbor. Neighbors make up a community which is the reason we move there in the first place. Louisville feels more and more like a tourist district!

Also, I don't like the idea of strangers staying next door to me – especially if I have children who play in the yard. The strangers could be sex offenders in a worst-case scenario. If I invest in a home in a neighborhood, I expect my next-door neighbors to be there – not turn their residence into a hotel with strangers coming and going.

Please fix this! Thank you.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#93]
Date: Wednesday, May 31, 2023 9:56:53 AM

Name * Madeline Weiner

Email

What is the Zip Code of your residence? * 40215

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Short term rentals need to be regulated more in residential zoning, ideally by requiring conditional use permits. Hotels aren't allowed in office/residential zoning areas so non-owner occupied short term rentals like AirBNBs shouldn't be allowed either. Historic homes are being bought up in neighborhoods like Phoenix Hill, Smoke Town, and Shelby Park and being used as short term rentals when they are zoned office/residential. This just contributes to the housing crisis we find ourselves in where units in historically Black neighborhoods are unavailable to people from those neighborhoods. If the city of Louisville wants to encourage equity they need to carry over the change recommended in the recently adopted Butchertown, Phoenix Hill, and Nulu Neighborhood Plan and reevaluate STRs in OR zoning. At the very least there should be limits placed.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#103]
Date: Thursday, June 1, 2023 5:46:57 PM

Name *	Debbie Bain
Email	<div></div>
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	I fully support the recommended changes. I also support Jacorey Arthur's proposal for a moratorium on granting further STR permits while the Metro Council completes its work.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#106]
Date: Thursday, June 1, 2023 7:35:11 PM

Name * Sarah Francisco

Email

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

If a neighborhood could have what would be like a campground host, who watches over the campground, reminds people of the rules/quiet hours, etc., and if this was made clear to renters then maybe some negative behaviors (like drinking, smoking pot, loud profanity on decks/porches, parties in the middle of the night, use of outdoor hot tubs) could be lessened. I think that we also need strict rules for owners who do not live in the STR house to replant trees, landscaping etc., rules about parking/number of cars allowed in driveway.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

Haberman, Joseph

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, June 1, 2023 2:13 PM
To: Haberman, Joseph
Subject: Short Term Rental Comments [#100]

Name * John French

Email

What is the 40207
Zip Code of
your
residence?

*

Would you • Yes
like to be
notified
about the
planning
commission
public
hearing
date? This
hearing has
not been
scheduled
yet. *

How can the existing short term rental regulations be improved?

The owner of a proposed STR or LTR home in my neighborhood told us that either designation (or airbandb designation),if approved, will stay with the building if it is sold in the future. If this is true, I fear that many residences here will be bought locally, rehabbed, rented for a short time, and then sold to out-of-state or out-of-country businesses that will manage the homes strictly for rent. We will then lose control of our neighborhoods and our neighborhood "feel". This has already been happening in other cities, and possibly in Louisville, and I don't want to see it spreading here.

Do you
want your
comments
to be
included in
the official
record?

- Yes

Please note
that in
order to be
part of the
record,
comments
must be
submitted
prior to the
planning
commission
public
hearing
date. *

Haberman, Joseph

From: Wufoo <no-reply@wufoo.com>
Sent: Thursday, June 1, 2023 12:14 PM
To: Haberman, Joseph
Subject: Short Term Rental Comments [#99]

Name * Christi Leonard

Email

What is the 40023
Zip Code of
your
residence?

*

Would you • Yes
like to be
notified
about the
planning
commission
public
hearing
date? This
hearing has
not been
scheduled
yet. *

How can the existing short term rental regulations be improved?

I wanted to support a couple of the improvements.

1. Require an owner-occupied STR registration application to include a Kentucky-issued ID or a residency hearing is required a KY ID. This will help keep Metro Louisville within our resident's ownership.

2. Prohibit a new STR registration on a property if a citation has been issued in the past 12 months for unlawful STR activity. I would like to insure that a STR owner is not penalized by a vindictive neighbor or even a disgruntled renter who makes a false

report. I would like to insure that the citation is proven valid not just served without evidence or hearsay.

Last I would like to comment on the the discrimination of the ADU policies for Louisville residents who live on large acre lots. We are in the process of an ADU application. Discrimination specifically in 4.3.27 (c) (2) For a detached ADU, the yard or setback requirements of an accessory structure shall be met. The detached ADU shall be located either to the side or behind the principal structure.

Contention– We live on 20 acres. 1/2 mile back from the main road. Our house cannot be seen from the street. We are surrounded but Floyd Fork tree canopy. Our house was built to face the rising sun not a street which is a 1/2 a mile away. So, our ADU is asking that because our garage is actually "in front" (between the street and the house) of the house when you use the street as the measure. This discriminates those on large acre properties that cannot be seen from the street and who chose to "face" their house within regulation in another direction. Please consider putting in the wording that if the house cannot be seen or sits on 10+ acres this rule can be waived.

Do you
want your
comments
to be
included in
the official
record?
Please note
that in
order to be
part of the
record,
comments
must be
submitted
prior to the
planning
commission
public
hearing
date. *

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#101]
Date: Thursday, June 1, 2023 2:54:36 PM

Name * David Mills

Email

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

1. Are there any requirements concerning offstreet parking? if there is a limit of 12 adults per STR then all 12 adults could be driving 12 different vehicles. I think there should be a requirement of 4 to 6 offstreet parking spaces per STR.

2. I don't see any limitations on the number of minors/children per STR. What prevents 12 adults each bringing 2 to 3 children for a potential of 36 to 48 guest in the STR.

3. Are there restrictions on garbage/recycling or waste removal on STR's? 12 out of town guest shopping and creating large amounts of recycling and garbage could be a problematic strain on city services.

4. Are there requirements in place for noise abatement? Are privacy plantings such as shrubs or trees required to help offset the impact of extra noise and activity brought into STR properties? For example could 12 members of a motorcycle riding group Be allowed to make as much noise as they wanted to?

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#102]
Date: Thursday, June 1, 2023 5:24:44 PM

Name * Rosella Rudd

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Tighten the loopholes around resident occupied airbnb's. There was every reason to deny a permit to Wayne G, at 2509 Top Hill Road, and yet it still went through, even with the apparent discomfort of the P and D committee members. Since he has "moved in", he has come in late (around 10 or 11) and left early a handful of times, and over the past week we haven't seen him at all. So when a group of neighbors comes in with verifiable information that an applicant is being dishonest, you may want to have your own committee that monitors the questionable applications. Occasionally spending the night and being a resident are not the same. We got snookered.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#108]
Date: Thursday, June 1, 2023 8:40:49 PM

Name *	Sandra Shanaberger
Email	
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Like many cities in the US, Louisville has a shortage of lower cost homes for rent and purchase. I support fewer short term rentals overall, especially in areas with lower cost housing.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#105]
Date: Thursday, June 1, 2023 6:11:13 PM

Name * Drew Shryock

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

First, I would like to see the Separation Requirement be strengthened from 600ft to 2000ft. This will prevent real estate investors from speculating on purchasing and "Sitting On" property for future rental use. It also pushes the investor further out into other areas of the city and not turning a neighborhood into a solely rental property use area zone only.

Second, if a home has been approved to be used as a Short Term Rental and that home is later resold to another investor/STR business and/or turned back into Private Residence, the CUP that was approved for that existing property expire and become null and void at closing. This will prevent that property being used as a real estate commercial investment use to be later resold to another investor. No Grandfather Rights be allowed or transferred with a change in ownership on an approved STR CUP use.

Third, any STR applicant provide proof that they have registered their business with the Louisville Metro Revenue Commission, the KY Department of Revenue and the IRS with the name of their business matching their tax ID form and their STR CUP application.

Thank you for your time.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#107]
Date: Thursday, June 1, 2023 7:41:23 PM

Name *	Kirk Wagner
Email	
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I would make them illegal in any and all neighborhoods. Most civic minded people would agree. Sincerely, Kirk Wagner
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#111]
Date: Friday, June 2, 2023 9:09:28 AM

Name *	Lucas Adams
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<ol style="list-style-type: none">1. a clear, easy-to-use portal for STR's in the city. this would list ownership, host name, and any citations.2. clear signage on STR's owned by businesses/agencies that lists ownership, management, and contact information. These companies should be required to host neighborhood meet and greets or be open to conversation.3. fines must be higher. We need actual disincentives to poor behavior or STR oversight
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#114]
Date: Friday, June 2, 2023 9:52:40 AM

Name *	Samantha Harris
Email	
What is the Zip Code of your residence? *	40229
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I think that Louisville should continue to allow short term rentals. I think that short term rental are a positive component for the community and the economy as it allows people to visit our city and enjoy what the community has to offer.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#112]
Date: Friday, June 2, 2023 9:12:05 AM

Name * Jessica Howington

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Make regulations city-wide. Currently, there are signs in front of certain houses advising us about specific meetings for those houses. That puts the burden of zoning on individual neighbors. AirBnB & other technologies like it are ahead of local regulations, and it should not be the responsibility of regular citizens to police these companies. Thank you for creating a system whereby government regulates short-term rentals. STRs should face the same regulations as hotels, so that we can continue to have affordable housing & a sense of community in Louisville.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#113]
Date: Friday, June 2, 2023 9:17:30 AM

Name * charles miller

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I would like to see a permanent ban of all STR permits– past, present, and future. I have lived next door to the one on Top Hill road for eight years and have to chase off trespassers constantly. The current owner will never be considered a neighbor by many other neighbors. This is a liability I did not ask for and do not want. There is no upside to this situation. Calling the police is always an option but I should not have to resort to this. You do not want to live next door to a STR. Criminal records of any of the transient occupants is unknown. Parking is always an issue. At the very least require a CUP for all STRs, and let the surrounding neighborhood property owners have a vote to approve or deny any permits. Fire trucks and ambulances have been called for in the past when the house was rented out. Regular inspections should be mandatory–announced or unannounced, inspectors should have the right to walk onto the property proactively–not reactively, especially for constant violators. Homeowners should have a reasonable expectation of privacy, peace and quiet to the highest degree possible. We live here, and the transient renters do not. At the very least STRs should be located in commercially zoned sites, where hotels and motels are regulated by various city departments that have jurisdiction, like the health department. This should not be a gray area but one that should be strictly enforced because the transients arrive with an attitude that they are on vacation, while the neighbors are longtime residents who take pride with the upkeep and curb appeal of their homes. I think this issue and all revisions to existing ordinances should be revisited on a scheduled basis, maybe once every two years.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#110]
Date: Friday, June 2, 2023 2:45:13 AM

Name * Shelby Murphy

What is the Zip Code of your residence? * 40118

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved? I chose to live in a residential neighborhood with schools and churches and where children live in single families homes. This short rental property is a declining neighborhood hotel, It is not or will ever be a family home . If these HOMEOWNERS want to run a motel let them build one in a area that is zoned for that purpose ,not next to a family home that we call HOME

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#118]
Date: Friday, June 2, 2023 1:04:21 PM

Name *	Paula Radmacher
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	I like the suggested changes listed above, especially those that target problem STRs. There are many people who do the right thing, abide by the rules and possibly upgrade the property for the purposes of STR. Bring the troubled property owners into compliance or revoke their permit.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#117]
Date: Friday, June 2, 2023 1:00:49 PM

Name * Martha Vozos

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I think these current regulations seem to address most of the issues I am aware of regarding Short Term Rentals. I do have some questions. Who is in charge of enforcing these regulations if they are not followed and fees are not paid? Are there currently staff whose job is enforcing these regulations? How many of the STR rentals are owned by out of state persons? Are any of the rentals owned by a company as opposed to a private person? Exactly how many STRs are in Jefferson County? And how many of these are not owner occupied? Thank you for asking for public opinion.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#116]
Date: Friday, June 2, 2023 10:11:12 AM

Name *	Janice Weber
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>There must be a way for the city to merge this problem with our other big crisis – that of homelessness.</p> <p>Possibly pay STR owners their fee for a slighter longer term of transition from the streets to a more stable living situation? Especially for those with children.</p> <p>If the objection is cleanliness, it can't be any worse than some of the horror stories I know about Airbnb clients.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#109]
Date: Friday, June 2, 2023 12:56:00 AM

Name *	Valerie Wilson
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• No
How can the existing short term rental regulations be improved?	We do not need any new regulations. The proposed regulation is too much. Let people rent their homes. That is not the true cause of the lack of affordable rental properties.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes• No

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#119]
Date: Saturday, June 3, 2023 8:08:17 AM

Name * Terri Ross

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

1. Stop having the hotel industry dictate regulations that appear to benefit their business model only. The market, if allowed, will regulate itself. 2. There is also a number of regulations in Louisville's STR benefiting certain neighborhoods and individuals over others. For example; one of the authors of Louisville's STR ordinance owns a home that has three units. The ordinance exempts properties that have three or less units. Coincidence? I do not think so. 3. Both the city and state need to communicate better with the online booking industry regarding tax collection. I have discovered recently that taxes are being collected from the STR tenants who stay is OVER 30 days by some online renting services. The question is: Is the city receiving these taxes? Are the online services keeping them? Will the consumer be refunded and by whom? All the result of poor organization and communication by the city and state to online services doing the tax collecting.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#122]
Date: Sunday, June 4, 2023 8:19:12 PM

Name *	Frances Aprile
Email	
What is the Zip Code of your residence? *	40023
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Require all STRs be owner-occupied. Extend all protections to OR & C areas with any residential (Phoenix Hill & Butchertown). Enact stricter buffer zones. Lower guest limit to 2 x BRs. Require safety standards & inspections. Require proactive information sharing about possible human trafficking. Dedicate STR taxes to the affordable housing budget. Post all application, registration, violation & enforcement information. Require sufficient parking.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#123]
Date: Sunday, June 4, 2023 8:45:15 PM

Name * Nicole Cissell

Email

What is the Zip Code of your residence? * 40215

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I live next to an illegal STR. I've complained multiple times regarding this property and the parties that go on there. The house is in preforeclosure, and to my knowledge the hosts (who is not the property owner) is aware the house is in preforeclosure and is squatting on the property – he is not paying the owner for use of the property. I would like to see more enforcement of the policy. How is the city going to enforce the properties that do not have CUP & do not follow the ordinance. If the police do not respond to the calls from neighbors about parties, then out can violations be issued to the property owner?

Will there be a maximum number of STR allowed overall in the city? I think this is a positive step to cracking down, but there is a housing crisis in the city. STR jack up housing costs.

I would like for corporations/businesses to not be allowed to operate STR in the city, each year, they purchase more properties, that also contribute to no affordable housing.

I would only like for Louisville to operate STR in primary residences only.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#120]
Date: Sunday, June 4, 2023 11:04:37 AM

Name * Jacqueline Ennis

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

The new regulations are a good start but I would like to see the required owner occupancy increased to at least a year.

Also I would like to see complete transparency in ownership and responsibility with easy access to the name of the individual(s) as well as the company (corporate owners). The phone numbers of these individuals made publicly available to the neighbors of all types of neighborhood rentals as well as a number, such as 311, of the government agency responsible for overseeing these properties.

We also need clear it fines etc. for those who disregard the rules for Air BNB and other short term rentals.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#121]
Date: Sunday, June 4, 2023 1:03:59 PM

Name * Pam Raque

Email

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Andrew, this is coming from one of the effected neighbors in Rock Creek Gardens where the 2917 Rock Creek home has recently been sold to the Beckmans, and they have applied for a short term rental status. I have several questions:

- (1) Since he applied before the above proposal for a moratorium was put into place, are they grandfathered and allowed to proceed?
 - (2) I guess I don't understand the zoning for "residential, one-family housing" if a house is allowed to be a short-term rental for up to 12 people who are certainly not a single family,
 - (3) Today's paper showed a house transfer for 2917 Seneca Park Drive to ABK Properties for \$475,000. That is the price of the Rock Creek house but the address of the Beckmans. I am confused.
 - (4) Is there anything else we neighbors should be doing prior to the next meeting to fight this? We had 50 people at the 1st meeting, and we will have many more for the next round.
- Thanks for any advice you may have.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#125]
Date: Monday, June 5, 2023 10:55:27 AM

Name *	Grant Brockman
Email	
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Short Term rentals should only be in areas zoned for Commercial use. We all know there is a housing shortage in Louisville. Residential neighborhoods should be for owners & long-term renters. Short Term rentals do not help the local community with housing and short term rentals disrupt quiet neighborhoods.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#124]
Date: Monday, June 5, 2023 10:52:09 AM

Name * Paula Johnson

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

What is the purpose of short-term rentals? If it is for homeowners to make extra money, then homeowners sponsored by commercial and others wanting a foothold in neighborhoods should be prohibited. There should be a list that is easily accessed of the properties and owners of these no purpose rentals.

Each owner should have all properties listed under their name and tax assessment files always open on the property. There should only be one rental allowed on a neighborhood block. The current 600 ft rule is not enough for some neighborhoods.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#127]
Date: Monday, June 5, 2023 8:20:43 PM

Name * Ann Ramser

Email

What is the Zip Code of your residence? * 40214

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Because short term rentals are not inspected by anyone in authority unless a complaint is filed, all neighborhood meetings for non owner occupied short term rentals shall be held at the proposed short term rental location. If the terms "shall be held at the proposed short term rental location" is watered down to "should be held at the proposed short term rental location" then the neighborhood meeting shall be held within 1 / 2 mile (measured by driving not as the crow flies) of the proposed short term rental in either a Louisville Free Public Library or Community Center.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#129]
Date: Tuesday, June 6, 2023 11:45:27 AM

Name * Brittany Deppen

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Stronger definitions around what can be considered someone's "primary residence" to acquire their STR license through that loophole should be made. For example, a requirement that the owner resides at their "primary residence" for a certain amount of time (during which it could not be rented). Many operators (including several on my street alone) seem to be operating under this loophole, yet they are able to rent their entire home and never reside at the property.

Additionally, the existing fabric of the neighborhood and it's appeal to tourists should be considered. Suburban neighborhoods, not within walking distance of popular destinations, should more strongly enforce the 600' rule. However, homes within easy walking distance (1 / 2 mile?) of popular tourist destinations and/or hotels make more sense to adjust the 600' rule and allow for a higher concentration of STRs. These areas are generally apt to average higher rents & sale prices relative to less touristy areas, so the impact to affordable housing may be relatively negligible.

However, without actual enforcement and policing of the rules, any changes may be of little help. Dedicated resource(s) would be needed to ensure property owners adhere to rules.

It may also be of benefit to consider the property itself. For example, is the home a multi-family that is intended to be rented? Versus single family homes, which more likely attract owner-occupants, which are more sensitive to housing prices inflated by a property's STR potential.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#128]
Date: Tuesday, June 6, 2023 9:45:41 AM

Name *	Laura Rice
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I think it is fair to penalize existing owners who violate the rules. I also think it is fair to expand the area between homes that have CUPs so there are not so many in specific areas. However, I am not in favor of a moratorium of any sort. Louisville is one of the top destinations for Airbnb this year and that will bring dollars to the city. Instead of always focusing on the negative aspects of STRs, let's try to focus on some of the positive impacts STRs have on our local economy.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#130]
Date: Tuesday, June 6, 2023 6:57:28 PM

Name * Sherry Yeager

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I support all of the proposed changes. I have 3 on my block on Franklin and more on Washington Street. I suspect there are more than I am aware of. The one next to me is a 3 1 bdr apt building and often there are 10–15 people staying on the property. This weekend I counted 10. Limiting the amount of people in a location is a great idea. The renters are often drunk, loud, obnoxious and leave trash. There has to be a way to regulate the behavior. Their cars block in others and there are constant tour buses blocking resident parking. Properties should have to have sufficient dedicated parking to accommodate the renters without inconveniencing the local residents.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#145]
Date: Wednesday, June 7, 2023 3:17:16 PM

Name *	Emma Beck
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I am in support of these changes and improvements to the short term rental law. I especially support the 6 months owner occupied stipulation, that the owner must have a Kentucky issued ID (or hearing), and the increased cost for the registration. I would love to see the law go further to restrict short term rentals, such as limiting the number an owner can list.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#137]
Date: Wednesday, June 7, 2023 8:10:53 AM

Name * Natalia Bishop

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

With a shortage of over 30,000 hotel rooms per year in our city the need for short term rentals to keep up with them the uptick on tourism is evident.

STR's provide a much needed service that drives economic value and revenue to our neighborhoods, increasing the regulations makes it more difficult for the average person to be able to access the benefits of owning an investment real estate property such as passive income generation, and long term asset appreciation. By adding regulatory hurdles you will increase the barrier of entry for common folk to participate in this generational wealth creation tool and make it so only those who already have access to capital and time can withstand the longer wait time and processes.

My suggestion is that we use what seems to be the counter argument and instead of fighting the development of more tourism we double down on the opportunity.

- Step 1 identify the neighborhoods experiencing an uptick in STR applications.
- Work with existing STR owners and require them to complete a "good neighbor" certification yearly in which they have to assist to a minimum of 1 neighborhood association meeting per quarter in the neighborhood their STR is located. This will promote a sense of community and participation and help keep hosts accountable without creating more work for the city.
- Create a virtual "become a host" certification or program that highlighting the benefits of owning an str to residents of targeted neighborhoods, the program should give priority to low income families and assist in selecting and acquiring properties for str use so they too can enjoy the economic benefits. There should a second program that trains people on how to become an STR property manager in their own neighborhood and connects existing STR owners with this type of gig economy worker again allowing for those dollars spent to stay hyper local instead of outsourced to larger property management companies.

Density drives value, there is a way to craft a program that doesn't haunt the economic growth that str's provide to a city already in need AND allows our residents to participate in the fruits of that development as opposed to watching from the sidelines and getting priced out.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission ☒ Yes

public hearing date. *

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#148]
Date: Wednesday, June 7, 2023 6:31:56 PM

Name * Casey Bond

Email

What is the Zip Code of your residence? * 40059

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Having the 6 month rule in place, as far as having to live in your home 6 months before applying for a permit, is not something I favor for an owner occupied short term rental. If it's truly owner occupied, it should be the owners right to be able to apply for this permit as soon as they own the property. There could be measures in place to prevent them from having an owner occupied permit should they decide to not live at the property for a majority of the year, or some other measure in place to keep people from abusing this permit. I believe short term rental bring more people to the city, but they can certainly be abused when communities suffer due to outside investors. We should strive to have legitimate airbnbs that independent owners control vs companies that come in to buy properties and short term rent them without being a part of the community or a local investor.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#133]
Date: Wednesday, June 7, 2023 7:08:27 AM

Name *	Mary Carrigan
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<ol style="list-style-type: none">1. There must be a resident supervisor either on site or within 5 houses of the site.2. Complaints/citations against a site must be made public.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#154]
Date: Wednesday, June 7, 2023 9:59:15 PM

Name * Oliver Casey

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Protect legit and registered owner-occupied hosts such as myself at all costs, people need ways to support themselves! I love welcoming and guiding people in our community to leave with an amazing impression. Don't cap owner occupied licenses but do make the burden of proof strong, such as requiring the owner driver's license to match the address. Consider lowering the barrier to monetizing your home by not requiring a CUP for a detached garage unit, for example. This enriches local, hardworking people vs. big money investors buying multiple properties. People who live on site will protect their home and neighborhood. Enforce the rules you already have. Respond to and address reports of illegal BnBs (most in Butchertown are illegal, I've reported some and nothing ever happens). Stop granting new CUPs just because no one shows up to a zoning meeting. Cap the # of CUPs in a particular zip code to keep neighborhoods and areas free from too much disruption from rowdy guests. Require businesses to register for CUPs for STR's no matter what their zoning is. When the property sells, the CUP goes – no grandfathering and/or hoarding. With these CUP changes the bidding for housing goes back to legitimate families vs. out of town investors and neighborhoods retain their character/culture. Focus from the STR team @ Metro can be more balanced with enforcement vs. solely processing and granting new applicants.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#139]
Date: Wednesday, June 7, 2023 9:31:55 AM

Name *	Brenna Cooper
Email	
What is the Zip Code of your residence? *	40212
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I am not sure, but I am worried about how short term rental units are edging out long term rental agreements. I have loved ones who are being asked to vacate their homes so that the owners may rent on Airbnb. I am worried this will become a large scale problem for rental residents.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#152]
Date: Wednesday, June 7, 2023 8:26:01 PM

Name *	James Coy
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Please enforce the current regulations. There are way more Airbnb's listed in Louisville than there are issued licences. Before adding new regulations spend some energy and resources on this MAJOR issue.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#146]
Date: Wednesday, June 7, 2023 3:47:57 PM

Name * Heather Fox

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved? The short term rental across the street from my house is owned by a couple who live in California. They never lived there at all. Thanks for looking at this issue.
https://www.airbnb.com/rooms/742191440582525787?adults=1&children=0&enable_m3_private_room=true&infants=0&pets=0&check_in=2023-06-30&check_out=2023-07-05&federated_search_id=40f65958-92b1-4c75-be33-921817cd8244&source_impression_id=p3_1686166996_qYrQyS1qZ9Fk67U4

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning

- Yes

commission
public
hearing
date. *

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#144]
Date: Wednesday, June 7, 2023 2:37:46 PM

Name * Jenifer Frommeyer

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

There is already an oversaturation in many areas of our neighborhood. I hear more and more neighbors complaining about the number of STR's popping up on their streets, particularly ones that are not owner occupied and operated as a hotel. The neighborhood plan is designed around residential housing, not short term rentals. All that being said, the current plan allows for only one CUP within 600ft of a CUP applicant. In addition, there is a requirement for a very specific metro-approved to be met. This requirement for a specific recommendation should continue to be met. The revised STR regulations for CUPs is actually allowing MORE concentration in residential neighborhoods by now allowing 2 CUPs instead of 1 CUP (currently) within 600 feet of an CUP applicant. This could effectively double the saturation because currently CUP applicants can and are rejected with only one CUP within 600 ft.

Thank you for your consideration of this matter. I am also a neighborhood board member and can attest to the fact that neighbors come to us on a regular basis with concerns regarding current STR's and the development of additional STR's. We reside in a neighborhood, not a business district.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#142]
Date: Wednesday, June 7, 2023 11:29:48 AM

Name * Gail Henson

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

1. Enforce 600 ft rule.
2. Address the non-owner occupied strs by requiring hotel tax or increasing their fees so that it makes an impact These act as transient commercial hotels, but they cheat the city of revenue. Maybe a \$1000 or \$5000 fee would discourage the out of town groups.
3. Increase the funding for personnel to enforce codes. There seems to be an insufficient number of personnel dedicated to keeping track of illegal and legal or registered strs. For example one of the street from me advertised it was on The Bourbon trail, when it was not registered at all. Another one around the block was frequently rented by parents who wanted their sons to have a safe place to have senior prom parties overnight. Without enforcement, the neighbors had to stay up most of the night managing drunk and out of control adolescent males.
The burden of vigilance has been on the neighbors in the neighborhood organizations, which to a certain extent is understandable. However, with additional enforcement, the burden wouldn't be so great. I'm thinking in particular of the proliferation of STRs in District 1, 4, and 8, particularly non-owner occupied.
4. Short-term rentals take away options for affordable housing that Louisville needs. Every time an affordable house gets converted into an str, the city s inventory of affordable housing decreases. I don't know how regulations can affect that, but it is a moral issue

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#151]
Date: Wednesday, June 7, 2023 8:19:44 PM

Name *	Connor Herdes
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Make the existing requirements easier for small businesses to bring in revenue to the city. Why does the city of Louisville not support their residents being able to make revenue? Or make repairs to their own homes, then be able to pay for it?
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#143]
Date: Wednesday, June 7, 2023 12:14:22 PM

Name * Jeff Hughes

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

The revised STR regulations for CUPs is actually allowing MORE concentration in residential neighborhoods by now allowing 2 CUPs instead of 1 CUP (currently) within 600 ft of an CUP applicant. This could effectively double the saturation because currently CUP applicants can and are rejected with only one CUP within 600 ft.

The requirement should remain only one CUP within 600ft of a CUP applicant. Also, very specific metro-approved criteria must be met in "explanations" as to why an applicant feels they need a waiver. Not just "I'll only rent to family" or vague data statistics like % of CUPS to the total number of homes in a neighborhood.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#131]
Date: Wednesday, June 7, 2023 7:02:26 AM

Name *	KEVIN KOUBA
Email	
What is the Zip Code of your residence? *	40214
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	There need to be MANY fewer STRs. Investors from other cities should not own or run them.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#147]
Date: Wednesday, June 7, 2023 5:41:21 PM

Name *	Kirk McIver
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	4.2.63D is vague in regards to granting a waiver to the 600 feet rule. Although the burden is on the applicant, the criteria is subjective. What exactly does "overburdened" mean in the context of STR density? In my opinion, any waiver granted would by default increase STR density. There should be no exceptions to the 600 feet rule.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#153]
Date: Wednesday, June 7, 2023 8:54:12 PM

Name * Perry Mitchell

Email

What is the Zip Code of your residence? * 40214

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Please increase the amount of space between STRs in residentially zoned areas. There are fewer and fewer long-term neighbors and homeowners in the most beautiful areas of our city. These should not be limited to tourists who primarily stay here for one major event in the city (Derby).

This will also allow younger generations to buy affordable houses and contribute to local community rather than moving to other cities.

Secondly, increase registration and application fees. They are barely a dent in the profits of those who own multiple properties. On that note, please limit how many properties 1 individual is able to convert to a STR.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#135]
Date: Wednesday, June 7, 2023 7:48:27 AM

Name * Colton Mojesky

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

First, I think that the public should be made aware of what concerns were brought to the council attention. In my view, Airbnb's and VRBO's increase the appeal of the Louisville to tourists that are more likely to go out, and spend money in the community, as opposed to stay in a hotel, and only utilizing the hotels resources, thereby bringing in significant business to privately owned businesses here in Louisville. As a frequent international and domestic traveler, I'll almost exclusively stay in Airbnb's, and if restrictions are placed in the city, I fear that travelers, such as myself, will be less likely to visit our city. Without having a better understanding of what exactly residents' concerns are, it is very difficult to provide any real feedback to the council. I also fear that creating, yet another government position is going to further increase our city taxes, which are already some of the highest in the country. is there really a problem here? Or are we meeting time and resources to find a solution to a problem that does not exist?

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#150]
Date: Wednesday, June 7, 2023 7:55:50 PM

Name *	andrea neal
Email	
What is the Zip Code of your residence? *	40217
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The regulations already in place are strict enough. Tourism drives louisville, nothing else is bringing up our downtown economy than tourism. So why stop small businesses from growing in the space? Stop making it harder to grow in Louisville.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#132]
Date: Wednesday, June 7, 2023 7:06:03 AM

Name *	Anna Nieto
Email	
What is the Zip Code of your residence? *	40299
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Increase restrictions that discourage developers from buying up so many viable properties that locals would use as their actual homes.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#149]
Date: Wednesday, June 7, 2023 7:18:06 PM

Name * Emma Noble

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Our city is so against development. We want the tourism, but with heavy restrictions. We have finally been put on the map and become a destination, now our city wants to make it more difficult for people to vacation here. The article that was released highlighting Louisville as one of the largest Airbnb cities, should have been taken positively. Not squashed by a representative who worked for the hotel industry and has an agenda (if you're so worried about your hotels, help them rebrand so people want to stay in them). Seems short-sided, biased, and not pro-development or pro our city. People who prefer to stay in hotels, can stay in hotels. Groups who prefer an experience where they stay in one home with their family / friends should be able to choose that. It's their money to spend, not yours. I understand restricting Airbnbs in neighborhoods like Indian Hills or Mockingbird Valley, but the Highlands, Germantown, Old Lou, St Matthews, downtown, are where people come to for an experience. If you're against Airbnb / Vrbo, then you should probably keep your vacation time strictly to hotels. I guarantee most, if not all, have booked an Airbnb for a vacation in another city / state and most likely, they were not someone's permanent residence.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#136]
Date: Wednesday, June 7, 2023 8:01:51 AM

Name * P. Nuss

What is the Zip Code of your residence? * 40241

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved? We have an AirBnB in our neighborhood which attracts loud, rude obnoxious tenants. They should not be allowed in a nice city like Louisville.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#140]
Date: Wednesday, June 7, 2023 9:54:05 AM

Name * Lane Slabaugh

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I am in favor of the proposal to strengthen the 600' requirement. However, I am not of favor of the exemption for the 600' separation requirement if the owner lives on the property. My concerns is the difficulty in accurately accessing whether someone lives at the property. I believe this will be challenging for the committee to disprove in instances where someone is trying to take advantage of this exemption. Additionally, it is not clear to me what happens to the permit when the property is sold. If the permit is transferable, then over time this exemption will result in properties that are no longer owner-occupied and will become full STRs. This will lead to continued over-crowding of our neighborhoods with STRs.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#162]
Date: Thursday, June 8, 2023 8:51:32 AM

Name * Catherine A

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

I am in favor of strengthened/more regulations on STR here in Louisville. I watched first hand as wealthy investors drove long term citizens out of neighborhoods in Austin, TX, where such regulations don't exist. I don't want this to continue to happen in my home city.

I also have a STR operating undercover by investors in our neighborhood and have attempted to contact the STR platforms to have them removed, with no luck. The city's ability to regulate and enforce these issues themselves needs to be bolstered or the issue will continue to spiral out of control, displacing folks who deserve to stay in their neighborhoods.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#157]
Date: Thursday, June 8, 2023 12:53:44 AM

Name * Jamie Fairman

Email

j

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I think that greater flexibility is actually the way to go. This greatly prevent tourism opportunities and prevents folks from cleaning up properties that have otherwise been forgotten and helps create revenue all around. Higher occupancy taxes. I'm not sure that the city with a money problem deficit is in any place to prevent revenue. This will only limit our growth potential by making stricter laws and putting this moratorium.

It's a shame that a small group of citizens that complain seem to have the loudest voice in this matter.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#174]
Date: Thursday, June 8, 2023 5:49:21 PM

Name *	Robert Farley
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Email	
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What is the Zip Code of your residence? *	40204
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Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
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How can the existing short term rental regulations be improved?	We should prevent Air BNBs in the city.
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Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes
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From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#164]
Date: Thursday, June 8, 2023 10:02:39 AM

Name *	Cheryl Fusselman
Email	
What is the Zip Code of your residence? *	40208
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I have been a host for many years. The biggest problem I see is allowing a large number of guests in residential areas. If you rent to 6 people or less, there is no complaint about noise or parking. The problems arise when 15 people have rented a home for a bachlor party and they are drinking and partying in the front yard. It makes us all look bad. Restrict large groups to commercial areas where no one will be disturbed.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#172]
Date: Thursday, June 8, 2023 3:56:08 PM

Name *	Jennifer Hagan
Email	
What is the Zip Code of your residence? *	40222
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Please stop out of state companies for purchasing single family homes and turning them into short-term rentals. Local first-time homebuyers should have priority on those properties.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#175]
Date: Thursday, June 8, 2023 6:54:26 PM

Name * Patricia Hodge-Barker

Email

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

My husband and I live at 703 Chamberry Drive, 40207. The owner of the house across the street from us has filed an application for a short term rental at 3214 Rock Creek Drive. My husband and I, along with numerous residents in our community oppose this. At the required informal meeting held on May 24th at the St. Matthews Library, a large group (50+) residents verbally expressed their opposition to this happening in our neighborhood. We are a community of neighbors that know each other and look out for each other. This house was meant for a family to occupy, not 8 to 12 people spending a night a two. Why has our city leaders focused on bringing in new hotels if not to have them filled by tourist and other visitors to our city?

The registration fee of \$100.00 is not enough. It should be \$500.00 or higher. The owner should have to live at least a year before submitting an owner occupied application. The restriction on the number of occupancy should not exceed 8 adults (12 is way too many). Clarify what is meant by unlawful STR activity. Who makes the decision on unlawful activity and how do you find out when or if a citation has been issued? The neighbors living next to or near a STR rental has the right to know these things. People wanting to own a home to live in and raise their family should have priority in any neighborhood. Someone who purchases a house, then immediately completes an application for STR just in order to make money, robs others of having a home who want to be truly vested in the neighborhood. It's just not right or wanted. Please stop STR in residential neighborhoods like ours. Hopefully it is not too late for those of us living in Rock Creek. The owner of the house at 3214 Rock Creek Drive made his application on April 20, 2023, two days after the purchase of the home. Also, notification for an application needs to go to all residents in the community, not just residents immediately surrounding the property is question.

Respectfully submitted,
Patricia Hodge-Barker

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#167]
Date: Thursday, June 8, 2023 12:46:58 PM

Name *	Zay Holste
Email	
What is the Zip Code of your residence? *	40202
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<ul style="list-style-type: none">– Limiting the CUP licenses as most of them are in residential areas. I think the 600 ft is not followed all the time– put restriction on number of guest allowed depending on number of rooms– have some regulation in place in case a neighbor complained about a STR (fines, penalty, etc...)
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#170]
Date: Thursday, June 8, 2023 1:29:32 PM

Name *	Doug Magee
Email	g [REDACTED]
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Apply them to OR zoning, as well
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#160]
Date: Thursday, June 8, 2023 6:15:14 AM

Name *	Ian Massey
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	Parking should be considered. There is an Airbnb on maplewood Avenue, which is a street with no actual street. No parking at all. So when 18 buckeyes rent that Airbnb to come ruin our neighborhood for a weekend, they add insult to injury by parking their 18 SUV's on Bonnycastle, leaving nowhere to park for people who actually live here.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#163]
Date: Thursday, June 8, 2023 9:10:25 AM

Name *	Leslie Millar
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Stop STRs that are not owner occupied. Enforce regulations and fine rule breakers. Prevent bad actors from obtaining STR licenses. STRs are a scourge in residential settings. No more unregulated hotels!
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#171]
Date: Thursday, June 8, 2023 2:00:02 PM

Name *	Chris Owen
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• No
How can the existing short term rental regulations be improved?	<ul style="list-style-type: none">-A much application fee-Annual license fee-Properly must be a primary residence and occupied by owner for minimum of 1 year before applying-must have larger zone in between properties i.e. multiple blocks
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#168]
Date: Thursday, June 8, 2023 1:01:00 PM

Name * Arthur Pollard Jr.

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I like the proposed changes below:

Hire a government employee dedicated to short-term rental applications and regulations
Require owners to live at their properties for six months before applying for an owner-occupied rental application + require a Kentucky ID as part of proving residency to host a short-term rental
Strengthen the current 600-ft rule by limiting the Board of Zoning Adjustment's ability to grant exceptions
Reduce the number of guests allowed at a rental — determined by the number of bedrooms
Enforce harsher penalties for hosts/owners who break the rules — like prohibiting new registrations if a citation is issued within the past year
Raise the annual \$100 registration fee. Also for every additional rental after the first there should be a \$50 fee.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#165]
Date: Thursday, June 8, 2023 11:28:44 AM

Name * Shelby Rodeffer

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Owner-occupied AirBnb's are great! It's awesome to visit a city and get a local's perspective, and it provides a way for homeowners to offset their cost of living. However, we should consider limiting the amount of unoccupied short-term rentals. Airbnb has destroyed neighborhoods in more visited cities like Nashville and New Orleans, because there are no consistent occupants and no way for community to exist.

Also Louisville—and most cities in America—is experiencing a shortage of affordable housing. We should prioritize affordable long term housing over short term rentals always.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#173]
Date: Thursday, June 8, 2023 5:44:28 PM

Name * April Schweinhart

Email

What is the Zip Code of your residence? * 40220

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I think that it makes sense to have city oversight of rental properties. Short-term rentals should be subject to many of the same policies governing permanent housing rentals. Having a fee associated with short-term rental properties makes sense as well. That fee can go to providing support for government oversight. I do not think it makes sense to require an owner to live at a property before putting it up for rent. Rather, I'd like to see a program where owners could opt-in to provide temporary housing for displaced families and/or youth experiencing homelessness or housing loss. Owners could volunteer their short-term rentals, when available or at designated times/weeks of the year, to support housing for those in need. Those who opt-in to participate could experience benefits like reduced fees and could register to a list of properties available for places like the Center for Women and Families, Home of the Innocents, Family Scholar House, and others who provide short-term housing. Rather than having rentals sit empty for days or weeks at a time, owners could benefit while also providing a service for the community.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#161]
Date: Thursday, June 8, 2023 7:08:54 AM

Name *	Holly Baumer Smith
Email	
What is the Zip Code of your residence? *	40217
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	1) Some sort of ability for neighbors to file a compliant that will be taken seriously and have consequences for owners. 2) Parking is extremely limited in some areas (like mine). I would love to see the city do something about protecting parking of residents who live there full time. I would love to have parking in front of our house, but often people take up multiple spots or block our driveway.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#158]
Date: Thursday, June 8, 2023 1:32:00 AM

Name * Nichole Tucker

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Short term rentals provide the city with growth and opportunity. They are allowing the city to hold more people and therefore host more events and make more money. Some people like myself do not like staying in hotels and prefer a more home like environment. Short term rentals make the city more appealing, in some cases improve neighborhoods and historic buildings, and are very well taken care of. Investors help keep housing and rentals nice and updated and there are some people that make a living off of them. They should not be required to live in state or at the property. 600 ft is plenty distance. Raising the registration renewal fee does nothing but hurt the newer hosts that are trying to get their business started. There should be very few small changes made.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#176]
Date: Friday, June 9, 2023 7:28:13 AM

Name *	Milton Ali
Email	
What is the Zip Code of your residence? *	40208
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	They need to be relaxed. The noise ordinance needs to be strengthened. S.T.R. are not the issue. Bad actors are. Investors in short term rentals increase property values, improving conditions in the neighborhoods they are in.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#179]
Date: Friday, June 9, 2023 12:20:37 PM

Name * James Eggers

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Short-term rentals should be “banned” in Louisville. It is ridiculous to “limit” these rentals to 12 adults. That is way too many adults in a house in a family neighborhood. Residentially zoned neighborhoods should be just that — for families. I live on Strathmoor Blvd. (city limits). There is a proposed short-term rental in our neighborhood. No one wants this, as was demonstrated at a public meeting Wednesday night. Local government needs to stand up for its residents and not cave to likes of people who just want to make money at the sake of others.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#177]
Date: Friday, June 9, 2023 9:25:24 AM

Name * Humayun Habib

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Louisville already has some of the best regulations for STR hosts in the country. Additional ideas to improve STR coexistence with residential owners is to ensure that professional investors that buy multiple properties in the city are not allowed to do so and increase the radius within which STRs are allowed.

STRs are a good source of income for non investor families looking to support their families. and also employ Louisville citizens for cleaning, repair and other jobs. Additionally, STRs provide revenue to the federal, local and state governments.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#178]
Date: Friday, June 9, 2023 10:41:45 AM

Name * Emma Howard

Email

What is the Zip Code of your residence? * 40241

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

The existing STR Ordinance apparently Does Not require Approval by the Homeowners Association for a residential subdivision to operate a STR. The Ordinance apparently DOES require Approval for a condominium STR by the Condominium Association.

So, the City of Louisville, by not requiring similar STR approval from a Residential Homeowners Association, effectively negates the authority of the HOA and its duly recorded Declaration of Covenants, Conditions and Restrictions. The result is the City has given itself the power to override virtually all HOA's in Louisville.

Our HOA, on May11, 2023, obtained an Order from Jefferson Circuit Court whereby the owner of a STR was enjoined from using her property as a short-term rental. That owner continues to use the house as a STR and is in violation of the Court Order. The City could eliminate such problems, that will continue to occur, if the City does not add the requirement of HOA Approvals for STR's.

Thanks for your consideration / Emma Howard

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#180]
Date: Friday, June 9, 2023 1:01:54 PM

Name *	jennifer McVeigh
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	<p>We need fewer short term rentals. Our unique neighborhoods are losing their identity as residents are being driven out both for a lack of housing and the price of housing. This is similar to cities such as New Orleans where Airbnb has single handedly changed the culture of places like the French Quarter.</p> <p>I especially support the home owner having to live onsite when buying a home.</p> <p>Please take firm precautions to save our neighborhoods and to continue to be the city who supports local.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#181]
Date: Friday, June 9, 2023 2:43:36 PM

Name *	Shane Williams
Email	
What is the Zip Code of your residence? *	40214
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The owners must live onsite a majority of the year.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#183]
Date: Saturday, June 10, 2023 4:36:35 PM

Name * Janice Carter

Email

What is the Zip Code of your residence? * 40218

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

To manage the integrity of neighborhoods, and housing shortage, there needs to be a regulation for 10 percent short term rentals. With local residents and investors get first options to certify their property. Local residents may use for their families generational wealth building.

“Artificially Inflated Property Values

In neighborhoods that are close to tourist destinations, residents who do not own their homes often face inflated rental prices that force them to move because landlords are choosing to convert their long-term rentals into Airbnbs. This can also make it more difficult for people to buy a home in these areas. There have been protests in San Francisco, New York, and major cities across the world as residents try to keep their neighborhoods from being overrun with tourists.”

Also, Metro Council should be concern over these businesses taking away their district votes with short term renters!

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#182]
Date: Saturday, June 10, 2023 1:40:44 PM

Name * Lenore Slawsky

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Thank you for the opportunity to express my opinions on the proposed changes to the current short term rental regulations. Below I am stating my support or objections to the pieces of the new legislation that I believe need to be changed.

My opinions apply to properties who wish to obtain a short term rental permit for a non owner occupied property. With the exception of my final paragraph I have no objection to a primary resident obtaining a permit for an occasional rental.

600' buffer requirement – I do not understand the need to create an exemption process to violate the 600' buffer rule. This rule was created to preserve the sanctity and stability of our neighborhoods. To create a process to overrule this requirement is simply stating that our homes are not as important as allowing developers and investors to generate short term rental income. I find it especially interesting that this process will not apply if there are already two or more short term rentals already within the buffer. Had it not been for the widespread disregard for the buffer rule during the approval process these would not exist in the first place. To allow further exemptions to whoever makes the best argument is beyond comprehension. Follow the current regulation with no exceptions. Ever.

Owner occupied property (duplexes and accessory dwelling units) – First and foremost the most important issue we should be discussing is the current housing shortage in Louisville and how EVERY conversion of a housing unit to a full time short term rental is contributing to the exacerbation of that shortage. Recent changes to the accessory dwelling unit regulations were meant to encourage the proliferation of affordable housing units in neighborhoods that were previously viewed as primarily single family homes. To allow these units to be constructed and utilized as short term rentals or to create a process to remove a duplex rental unit from the housing market goes completely against the goal of that program and indeed negates any positive impact of ADUs on the housing shortage.

Parking – Along with the assessment of available parking the regulations should be adjusted to require the use of on site parking by short term rental guests. This again is essential to preserving the quality of our neighborhoods especially with the proposed allowance for conversion of duplex properties. There may be room for parking but if the guests are not required to use it a negative

impact will be created on neighborhoods with limited street parking for residents.

Prohibition of a new registration on a property if a citation has been issued within the past 12 months – This regulation must be strengthened to deny a registration to an owner who has had citations on ANY short term rental property of which they are listed as the owner or of which they are a member of a corporation that owns said property. I also believe the 12 month prohibition is too lenient. Our enforcement process is slow and lacking in real action on this issue. At any point you can view the public complaints on Metrocall and see citizen reports of properties operating without a permit for extended periods of time. I believe 5 years is a more appropriate penalty. In addition, and this probably the most important statement of this section, any advertisement of a non-permitted property as a short term rental should result in an automatic prohibition with no appeal process. We are long past the time of “I didn’t know I needed a permit”. These are the result of a blatant disregard of the regulations and should be treated accordingly.

Require an owner to live at a residence for at least 6 months before submitting an owner-occupied STR registration application – I wholeheartedly agree with this requirement. In addition I believe that the requirement that an owner occupied short term rental should be available for rent no more than 36 days total in any rolling calendar year. This would further strengthen the process to prevent abuses of the short term rental permit process.

We, the residents of this city, wish to protect the safety and sanctity of our neighborhoods by encouraging stable housing options for all. I believe it is vital that we protect the limited housing options for full time residents during Louisville’s housing shortage and not create new rules that exacerbate this critical problem. If we do not place these priorities above the wishes of investors and corporations who are populating our streets with short term rentals then we are sending a clear message that we do not care about solving one of the biggest problems facing this city.

Thank you for considering my opinions.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#185]
Date: Sunday, June 11, 2023 8:29:07 PM

Name *	Evan Storck
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Existing regulations can be improved by relaxing the rule relating to distance from another STR. The current distance is too close and anti-competitive. Short Term Rentals, when properly managed and reasonably regulated are a value add to our city!
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#184]
Date: Sunday, June 11, 2023 6:29:51 PM

Name * ALVIN MORTENSON

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Changes need to be made to limit the number of new Short Term Rentals/Airbnbs from further developing in the Phoenix Hill Neighborhood, in which a large portion of the area is zoned OR 2 (Especially on streets such as E. Chesnut, E. Madison, E. Muhammad Ali, Marshall St., E. Liberty St., Ballard, E. Jefferson, S. Wenzel, and S. Campbell.) There needs to be regulations to limit new Airbnbs in this OR2 area equivalent to that in Section 4.2.63, Item D in the Zoning Regulations which states, "the property of which the (new) short term rental(s) is situated can be no closer than 600 feet... to any property on which another approved short term rental that required a conditional use permit is situated".

In the past few years, there has been a continuous proliferation of Short Term Rentals/Airbnbs in this area. I have lived in this area for over 26 years which previously was an area of many affordable houses for persons of modest income seeking to buy a house. Our neighborhood was very diverse in terms of income, age, racial and ethnic background, age, education, etc. It was a wonderful neighborhood in which neighbors were very supportive of each other. In recent years, so many of these positive characteristics of our neighborhood have changed mainly due to the proliferation of non-owner occupied Airbnbs. I live at 936 E. Liberty St. and previously had long-term neighbors living at 935, 934, 932, and 930 E. Liberty. Now I do not have neighbors at these addresses, but very short-term Airbnb renters, many who only stay one or two nights. I am not "anti-non-owner-occupied Airbnbs". I am simply asking that new Airbnbs be limited in OR2 zones to ones no closer than 600 feet from another short term rental that required a conditional use permit". Thanks!

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#187]
Date: Monday, June 12, 2023 9:34:48 PM

Name *	Sue Fridenstine
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	As is, my neighborhood– Phoenix Hill– will not get the relief we need as long as our current zoning is in place. We would really need a zoning change to make this work for us. We desperately need to get a better balance back.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#186]
Date: Monday, June 12, 2023 2:40:53 PM

Name * Kathryn Jacob

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

More regulations! I live in Butchertown and the neighborhood is being taken over by them. I'm a renter and I would like to be a (first time) homeowner and all of the homes are being bought up for rentals by people not wishing to live in them or out of state rental companies. I think standards should be in place for how many (possibly a percentage of the available housing) are allowed in a region or district. I think the annual fee should be much more than \$100. Perhaps, \$1000. They come into neighborhoods that are less expensive, flip the houses, taking up all the housing, driving up prices. Then they disappear. It's very frustrating.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#188]
Date: Monday, June 12, 2023 10:44:23 PM

Name *	Ryan Rhodes
Email	
What is the Zip Code of your residence? *	40203
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Elimination of the 600' restriction when the owner and host live on the property.</p> <p>This only hinder the large portfolio STR owners and will naturally thin out STRs in neighborhoods. Especially in Old Louisville.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#193]
Date: Tuesday, June 13, 2023 10:39:08 PM

Name *	Diane Cooke
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	There are many neighborhoods that do not want any short term rentals. Our neighborhood Lexington Road has already experienced several problems, primarily with people having parties and playing loud music. It's too difficult to monitor and doesn't belong in our area,
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#192]
Date: Tuesday, June 13, 2023 8:21:21 PM

Name * Kari Haan

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Short-term rentals are killing our communities, especially in District 4.

Investors follow opportunity zones, and buy up properties to operate these when new "tourist attraction projects" spring up. We want neighbors.

I know of many Butchertown properties illegally operating STRs by saying they live in a property they rent, but they do not and have not ever. This leads to excess trash, noise, and parking concerns that directly impacts residents' quality of life.

Things to consider when trying to improve these regulations–

–Do not allow, under any circumstance, a short term rental to be approved within 1000 feet of another in residential areas.

–Change the ordinance so that any CUP permitted for a property does not follow the property if it sells. This is a major concern for residents.

–Provide a way to report STR violations that aren't lumped into 311. It should be a department that is immediately responsive to community complaints, and hosts fined accordingly.

–After 3 violations, remove any STR approvals for a minimum of 1 year.

–Create an STR resident committee for neighborhoods/districts to be part of the approval process, since city officials do not live in or have the same shared experience as residents.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#189]
Date: Tuesday, June 13, 2023 1:30:28 PM

Name *	Catherine Luttmer
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>I object to this exception:</p> <p>Provide an exemption to the 600' separation requirement if the owner lives on the property, but not in the dwelling unit (a conditional use permit may still be required).</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#190]
Date: Tuesday, June 13, 2023 5:19:22 PM

Name *	Edie M
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	I live in Phoenix Hill, where the abundance of STRs negatively impact parking for residents. There is a loss of community with so many rentals. For neighborhoods zoned as OR2, please enforce the 600' rule for new STR. Hopefully, this will decrease the number of STR, and increase the number of permanent residents. Thank you.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#191]
Date: Tuesday, June 13, 2023 6:01:18 PM

Name *	Mica Pewitt
Email	
What is the Zip Code of your residence? *	40208
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Homeowners should have as much freedom as possible to use their property as desired, including being able to rent to short term renters. I like the proposal to allow ADUs to be used for STR.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Lisa S](#)
To: [Haberman, Joseph](#)
Cc: [REDACTED]
Subject: Public Comments to the Short Term Rental Regulation Update!
Date: Wednesday, June 14, 2023 4:39:42 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Joe,

These comments are from the **Citizen Coalition for Land Development Code Reform**.

Here are additional improvements recommended by the Coalition.

1. Remove Office-Residential from by-right category and require a CUP. OR zoning should be for a neighborhood-serving business.
2. Consider removing Commercial from by-right category and require a CUP. C zoning should be for a neighborhood-serving business.
3. Enforce and strengthen the existing 600 foot rule and do not increase the number of STRs permitted as you have proposed. Make it mandatory for non-primary owner occupied properties. The 600 ft rule was largely ignored after that restriction was added in 2018 to keep the number of STRs at that level.
4. Change the LDC to increase restrictions on lax registration.
5. Enforce fines for lax registration and rescind permit after TWO offenses within one year of license issuance.
6. Lower the STR occupancy limit to 2x the number of bedrooms. In our experience, high occupancies encourage house parties when neighbors are trying to get sleep. Many occupants do not ride-share and each pair of occupants brings a vehicle which places a burden on the residents.
7. Require STR hosting apps to provide flagged human trafficking data to law enforcement as a 'push' activity, not just when requested. If Metro has never heard of this, then they need to educate themselves.
8. Require that STRs meet the safety, insurance, tax and lead-based paint requirements of long-term rentals and motels.
9. Require that potential hosts hold pre-app meetings on location so that neighbors can be comfortable that application data is valid. Two examples are non-sleeping areas are being passed off as bedrooms and no safe egress from proposed sleeping areas and presence of safety equipment, like CO detectors.
10. Disqualify applicants that have been operating without a permit.
11. Post the following documentation pertaining to STRs to Accela or LouisvilleKy.gov within a week of their submittal or occurrence.
STR Applications - full applications, staff reports, public comments, code inspection by Metro staff, & a checklist of requirements, signed by the applicant (acting as an affidavit)
Permitted STRs - expired permits, violation descriptions, closed violation details, including action taken, & code Accela violations to be STR sortable
12. Mid-term rentals (for 30 days or more) on the STR sites are completely unregulated. Advise the

public on options to change state law to permit regulation of mid-term rentals to make this option less attractive to those eschewing local rental.

13. Divert STR taxes and fees to the Affordable Housing budget.

We do not wish to banish their operation or punish well-behaved proprietors, but allow citizens the opportunity to affordably live where they choose and be permitted the peaceful use and enjoyment of their homes.

Submitted by Citizen Coalition for Land Development Code Reform

Citizen Coalition for Land Development Code Reform is a multi-racial, multi-generational group of neighbors from all across Louisville Metro — Beechmont, Bonnycastle, California, Cherokee Triangle, Chickasaw, Clifton, Park Duvall, Fisherville, Highlands, Irish Hill, Iroquois, Limerick, Murray Heights, Old Louisville, Parkland, Phoenix Hill, Poplar Level, Portland, Prospect, Russell, St. Denis, Schnitzelburg, Shawnee, Shelby Park, Shively, Smoketown, Southside, Tucker Station, Valley Station, Winding Brook, Wolf Pen & growing. We wish to protect all communities that Louisvillians call home.

We invite all of our neighbors to contact us and share their concerns about land development and code enforcement in your neighborhoods. Join us on Facebook at

<https://www.facebook.com/groups/751609232424548> or email us at



From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#194]
Date: Wednesday, June 14, 2023 7:35:44 AM

Name * Mary Fages

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Do not allow an exemption of the 600ft rule if the property is owner occupied. Many of these primary residences are also being rented out short term along with the accessory unit. This is not uncommon especially given the fact some individuals own more than 1 short term rental property or secondary [residence.No](#) way this can be monitored by the city.

In addition there are also many homes operating as STRs not even registered with the city.

Restrict ownership to individuals, not Partnerships or LTDs

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#199]
Date: Wednesday, June 14, 2023 7:31:39 PM

Name * Tom Nolan

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

ZONING: Zoning regulations need to be changed so that in areas such as Phoenix Hill, which are zoned OR2, no new Airbnbs can be located closer than 600 feet to another short term rental that required a conditional use permit.

NOISE VIOLATIONS: As for existing Airbnb/STR sites, give us an Airbnb/STR hotline to report late-night partying and other disturbances. LMPD is overworked and understaffed and cannot be expected to respond in a timely manner. Airbnb/STR owners enabled these nuisances to come into our neighborhoods and should bear responsibility and cost for the behavior of their tenants. A real-time hotline would shift the burden to Airbnb or their hosts to contact the offenders in real time so police do not have to be called.

PARKING: the Phoenix Hill revitalization plan was to restore single-family houses. Most of the houses have at most 2 parking spots in front of the house and no driveways. Airbnb tenants are crowding out the full-time residents of the neighborhood who frequently cannot park in front of their houses.

CONCLUSION: The Airbnb is a bad plan for Louisville. Some cities, such as Austin, TX have abolished them already. Why do we have to have to put up with this in our neighborhoods?

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#198]
Date: Wednesday, June 14, 2023 4:54:57 PM

Name * Lisa Santos

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Here are additional improvements recommended by the Coalition.

1. Remove Office-Residential from by-right category and require a CUP. OR zoning should be for a neighborhood-serving business.
2. Consider removing Commercial from by-right category and require a CUP. C zoning should be for a neighborhood-serving business.
3. Enforce and strengthen the existing 600 foot rule and do not increase the number of STRs permitted as you have proposed. Make it mandatory for non-primary owner occupied properties. The 600 ft rule was largely ignored after that restriction was added in 2018 to keep the number of STRs at that level.
4. Change the LDC to increase restrictions on lax registration.
5. Enforce fines for lax registration and rescind permit after TWO offenses within one year of license issuance.
6. Lower the STR occupancy limit to 2x the number of bedrooms. In our experience, high occupancies encourage house parties when neighbors are trying to get sleep. Many occupants do not ride-share and each pair of occupants brings a vehicle which places a burden on the residents.
7. Require STR hosting apps to provide flagged human trafficking data to law enforcement as a 'push' activity, not just when requested. If Metro has never heard of this, then they need to educate themselves.
8. Require that STRs meet the safety, insurance, tax and lead-based paint requirements of long-term rentals and motels.
9. Require that potential hosts hold pre-app meetings on location so that neighbors can be comfortable that application data is valid. Two examples are non-sleeping areas are being passed off as bedrooms and no safe egress from proposed sleeping areas and presence of safety equipment, like CO detectors.
10. Disqualify applicants that have been operating without a permit.
11. Post the following documentation pertaining to STRs to Accela or LouisvilleKy.gov within a week of their submittal or occurrence.

STR Applications – full applications, staff reports, public comments, code inspection by Metro staff, & a checklist of requirements, signed by the applicant (acting as an affidavit)

Permitted STRs – expired permits, violation descriptions, closed violation details, including action taken, & code Accela violations to be STR sortable

12. Mid-term rentals (for 30 days or more) on the STR sites are completely unregulated. Advise the public on options to change state law to permit regulation of mid-term rentals to make this option

less attractive to those eschewing local rental.

13. Divert STR taxes and fees to the Affordable Housing budget.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#195]
Date: Wednesday, June 14, 2023 10:32:57 AM

Name *	Kirsten Sundell
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	The Council must strike the recommendation that will allow accessory dwelling units to be used as owner-occupied STRs and not be subject to the 600' buffer regulation. This rec would absolutely lead to worsening the housing crisis and increasing the number of disruptive, anti-neighborhood STRs – owners will not need a waiver, and will be seeking permits for STRs in droves – and with zero public input to check them.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#196]
Date: Wednesday, June 14, 2023 12:56:56 PM

Name * Jasmine Tate

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

The proposed regulations should include OR2 zoned areas. Per Metro, OR (office/residential) zones ARE residential zones. There are no specific uses listed under OR2 that apply to short term rentals or that justify excluding these zones. The neighborhoods in OR2 are already a free for all concerning short term rentals and if the surrounding neighborhoods adopt these restrictions, things will get worst for OR2 neighborhoods that are left without any protections at all. Currently on my city block there are 6 current AirBnBs and 2 and process of the 27 houses. That is 35% short term rental. Every house that goes up for sale is bought and turned into an AirBnB, this is not an exaggeration. I've had multiple neighbors who rented their houses for decades that were displaced only to have their homes turned into an AirBnB. This of course has drastically inflated home prices, making them unaffordable to people who have historically occupied the area. If something is not done, our neighborhood WILL disappear. I've discussed with a representative from planning and zoning and was unable to get an actual explanation of why OR2 is not included in the recommendations, so please add this zone.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#197]
Date: Wednesday, June 14, 2023 2:40:51 PM

Name *	John Volz
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Please, do not allow accessory dwelling units on an owner's property to be used as an owner occupied STR and not subject to the 600' buffer regulation. This is a back door to more STRs and less affordable housing! ALL STRs should be subject to the public approval process.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Clancy Fulkerson](#)
To: [Haberman, Joseph](#)
Cc: [Liu, Yu](#)
Subject: Greater Louisville Association of REALTORS Proposed Short Term Rental Regulation Response
Date: Thursday, June 15, 2023 10:13:55 AM
Attachments: [Outlook-yzhtpsux.png](#)
[Short Term Rental Proposed Regulation Response GLAREALTORS.docx](#)

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Louisville Planning Commission,

Please, find the Greater Louisville Association of REALTORS (GLAR) position letter regarding the proposed Short Term Rental ordinance.

GLAR and its more than 5500 members remain committed to helping Louisville Metro leaders improve and revitalize neighborhoods in our hometown and look forward to providing feedback and comments on the proposed short term rental code revisions as they continue through this process.

Please, feel free to reach out with any questions.

Thank you!



Clancy Fulkerson

Advocacy & Events Manager

GLAR: (502) 894-9860 | Direct Line: [\(502\) 855-5114](tel:5028555114)

Clancy@LouisvilleRealtors.com

www.LouisvilleRealtors.com

12300 Sycamore Station Place, Louisville, KY 40299



June 15, 2023

Louisville Metro Council City Hall
601 W. Jefferson St.
Louisville, KY 40202

Dear Planning Commission,

On behalf of the Greater Louisville Association of REALTORS® (GLAR), and its more than 5500 members in the Louisville Metro area, we are writing regarding the code changes proposed on May 19, 2023, on Short Term Rentals (STR).

GLAR has met and discussed these proposed STR code revisions and is providing the following comments and concerns. GLAR understands the need for a review of the appropriate code for Short Term Rental regulation and enforcement in Louisville Metro. Many of GLAR's members are involved in the sale and marketing of STR properties in Louisville Metro, and we appreciate the opportunity to be involved in this review and provide feedback, comments, and concerns on the issues that have been raised.

Additionally, GLAR will continue to review and share feedback on this issue and any amendments as it moves through the process. Our membership does note that there seems to be an enforcement issue of the current regulations, and we would urge Metro Council and the Mayor to allocate additional resources toward enforcing the regulations as it seems many of the issues raised could be dealt with by increased code enforcement.

During our discussions, our members' largest concern was the limiting of property capacity. The proposed change to the capacity is to limit the capacity to 12 adults no matter how large the home or number of bedrooms. There are currently properties operating that have an appropriate number of bedrooms to exceed the 12-person limit. GLAR members do not believe that the number of adults is the real issue, but noise and parking limitations as it relates to nearby properties. One example of having more than 12 adults in a home with little disruption to neighbors would be a home with 8 bedrooms sitting on 20 acres with plenty of land and parking space. A one size fits all capacity limit does not seem reasonable in this instance. By disincentivizing large home purchases, this regulation could add additional stress to the inventory and accessibility issue for more affordable homes in Louisville.

We also are concerned with the registration and citation tracking. We want to ensure that the negative STR record follows the owner and not the property. Purchasers of homes should not be responsible for issues that previous owners have had maintaining their property or the behavior of any guests on that property prior to purchase.

Also, as we are looking for ways to always do more adaptive reuse of properties to help with the shortage of inventory, we continue to advocate that Accessory Dwelling Unit (ADU) property rules are not impacted by new STR regulations.

Again, GLAR appreciates the continued partnership with Louisville Metro leaders and the ability to comment and share member feedback. GLAR and its more than 5500 members remain committed to helping Louisville Metro improve and revitalize neighborhoods in our hometown.

Sincerely,

Lynda Fernandez CEO

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#201]
Date: Thursday, June 15, 2023 9:50:56 AM

Name *	Claudia Hammer
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I have lived on E Jefferson 900 block for 24 years and the "neighborhood" feel has gone away. I am concerned that the people that own the Airbnb are not around and sometimes the "renters" get out of hand and they take up our parking spaces!. The same rules that apply to residential neighborhoods need to apply to our OR2 area. We still live here and would like to continue to keep our friendly neighborhood going!
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#202]
Date: Thursday, June 15, 2023 10:16:15 AM

Name *	Lettie Heer
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	3 short-term rentals on E. Muhammad Ali back up to my yard here (Phoenix Hill). Families cannot afford to buy the houses now...over run with party goers. Please include my neighborhood as OR2, so no more (would prefer less) transient housing within 600' of existing such housing.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#200]
Date: Thursday, June 15, 2023 6:19:44 AM

Name * William Kemble

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

We welcome any legislation to keep in check or reduce the numbers of STRs.

We already have 3 in the 1400 block of Quincy St. in which we live and we are not sure if they are registered with the city.

Having lived on the street for 45 years, we have witnessed the negative change that they have brought to our neighborhood: became less safe, especially for the children who lost friends to play with and neighbors to watch after them. Instead, the STRs have become a place for transient party-goers who are difficult to be held accountable for noise, subsequent graffiti, litter, as well as parking problems.

It has definitely altered in a negative way the very fabric of our neighborhood and destroyed the sense of community we once enjoyed.

–for STRs in industrial zones bordering residential zones, the 600 foot separation requirement from the STRs location should extend into that residential zone.

–considering the substantial revenue they generate, the annual registration fee should be no less than \$300 per unit.

–owners should be required to live at the residence for at least 1 year

–owners should be resident of KY

Thank you for your time and concern for this very important issue.

Respectfully,
Mr.& Mrs. Kemble

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#205]
Date: Thursday, June 15, 2023 11:13:44 PM

Name * Patricia Slaughter

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

After experiencing living near a recently permitted STR in our residentially zoned neighborhood, I would like to see them banned as would the majority of neighbors. This one has been extremely disruptive. This is not the right location for a STR. Strangers coming and going all hours, increased traffic, parking on the street, strangers trespassing into neighbor's yards at all hours, having loud "prohibited" parties, etc. These renters have no vested interest in the neighborhood. Rules set by hosts are not abided by concerning noise after 10pm, parking, parties to name a few.

Our street, O'Daniel Avenue, has recently experienced two major disruptions within one month. Our concerns were shared with the owner of this STR and the managing host company. They have NOT been responsive. The conditional use permit was obtained while giving neighbors the impression that he, the owner, wanted to help make the neighborhood better. It has very much negatively affected almost every resident on the street after just the first few months of its operating. Several of us have forwarded complaints to Planning and Design via our Metro Councilman Pat Mulvihill's office. Both incidents were significantly concerning and disruptive. The first involved four teenagers "visiting" occupants of the rented STR running thru yards, around parked vehicles, and throughout the neighborhood shooting air guns at each other around midnight. Popping sounds were mistaken by neighbors for fireworks. Their "toys" could have been mistaken for more lethal weapons. Police were not called, but in hindsight they should have been. The owner was contacted via email, but was extremely flippant in saying he'd talk to the management company and recommend the "kids play in the local park." The second incident a couple of weeks later involved a large group of young people having a party in the rental starting just before 10pm. Yes, parties are prohibited, but rules are not being followed or enforced. An estimated 50 to 75 loud, rude teens were walking the neighborhood in groups of up to 10, screaming, cursing, parking up and down the street and surrounding streets. Setting off a smoke bomb, a roman candle at one point. Ten plus kids trespassed into a neighbor's back yard, smoking and drinking. Upon confrontation they rudely cursed the owners. Many neighbors have videos of these incidents. It was extremely disruptive and stressful. Police were called and showed up at least 3 times between 10pm and 1:30am. Police said they could not stop the party or make everyone leave as it was a short term rental. It was such a waste of several hours of several police officers' time. We had no contact info to report to the owner or host. I spent hours on the phone (called back at 1am) and via email with Airbnb's 24 hour phone contact (listed to report parties) only to be notified a day later that the rental was not even contracted thru Airbnb and they were not responsible. Although the STR was advertised via Airbnb, the rental was processed thru a management company (host). I left a voice message with the host/management company, but

received no response at all.

If STRs will not be all out banned in our once peaceful residential area, at least suspend or revoke these permits after two significant nuisance complaints. It's upsetting. Many local residents have expressed the same sentiment. It provides nothing positive to those living here. We should not have to put up with these types of disturbances in our own backyards and normally quiet and peaceful neighborhood just so the one STR owner can financially benefit. It contributes nothing positive to the residents living here. Nothing.

I do thank you for your time and consideration.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#206]
Date: Friday, June 16, 2023 8:09:59 AM

Name * Patricia Slaughter

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I previously submitted a comment that was more a complaint than suggestion to better regulate STRs. I would personally like to see them banned in residential areas, especially those not owner/host occupied. If not banned at least better regulated as follows: The STR should be owner or host occupied, enough off-street guest parking needs to be provided and guests need to be required to use it, if at least two substantiated complaints (reported nuisance ordinance violations) are received within a 12 month period, the conditional use permit should be suspended for one year and/or revoked,

Many, if not all of my neighbors agree that they would prefer STRs banned in our residential neighborhood. The one at 1724 O'Daniel Avenue has been a nuisance in the very short time it started operating under a conditional use permit. We've had two significant noise ordinance/nuisance complaints within a month. Police were called out several times with the last disturbance. It was a large party of rude, loud, undisciplined young people wreaking havoc on the neighborhood from 10pm until after 1:30am. Police came at least 3 times. It's my understanding they could not make everyone leave since it was a STR. It was an extraordinary waste of police resources. We had no way of contacting the owner or host. We spent much time and frustration contacting the Airbnb 24 hour support listed to report parties and disturbances only to be informed by them a day later that they, Airbnb, had only advertised the SRT, they had not rented it. Another host/management group had rented it out. I further contacted that management team, left a detailed voice message, but received absolutely no response. In the end, all the surrounding neighbors were shaken by this disturbance, lost hours of sleep, police used hours of their precious resources, but the owner/host wasn't bothered. The guests were forced to lose their deposit and pay for additional cleanup. Who benefitted from that? Only the owner did. It's not right for someone living outside of our neighborhood to take our peace, quiet, safety and security for their, the STR owner's, sole benefit. We want non-owner/host occupied STRs banned in our residential neighborhood.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#203]
Date: Thursday, June 15, 2023 2:47:47 PM

Name *	Riley Smith
Email	
What is the Zip Code of your residence? *	40222
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	I feel that the existing STR regulations are stringent and adequately regulate the use and population of STRs in the Louisville area.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [James Jones](#)
To: [Haberman, Joseph](#)
Cc: [Fowler, Cindi](#); [Lisa S.](#)
Subject: STR
Date: Friday, June 16, 2023 8:14:53 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr. Haberman,

STR via AirBNB has contributed to what our city claims to be affordable housing shortage crisis. City claims we are 30k short on housing and have went on a rampage of building huge apartments anywhere and everywhere including in people's backyard with no sympathy for homeowners who have invested in their homes. STR rules and regulations have not been enforce and thus is exacerbating our housing crisis. Below are recommendations from our Citizens Coalition for Land Code Reform

STOP CORPORATIONS FROM DISSOLVING OUR AFFORDABLE HOUSING! And don't let the AirBNB lobbyists who flew recently ruin our city!

Stop regulation abuse and strengthen protections for neighborhoods.

Here are additional improvements recommended by the Coalition.

1. Remove Office-Residential from by-right category and require a CUP. OR zoning should be for a neighborhood-serving business.
2. Consider removing Commercial from by-right category and require a CUP. C zoning should be for a neighborhood-serving business.
3. Enforce and strengthen the existing 600 foot rule and do not increase the number of STRs permitted as you have proposed. Make it mandatory for non-primary owner occupied properties. The 600 ft rule was largely ignored after that restriction was added in 2018 to keep the number of STRs at that level.
4. Change the LDC to increase restrictions on lax registration.
5. Enforce fines for lax registration and rescind permit after TWO offenses within one year of license issuance.
6. Lower the STR occupancy limit to 2x the number of bedrooms. In our experience, high occupancies encourage house parties when neighbors are trying to get sleep. Many occupants do not ride-share and each pair of occupants brings a vehicle which places a burden on the residents.
7. Require STR hosting apps to provide flagged human trafficking data to law enforcement as a 'push' activity, not just when requested. If Metro has never heard of this, then they need to educate themselves.
8. Require that STRs meet the safety, insurance, tax and lead-based paint requirements of long-term rentals and motels.
9. Require that potential hosts hold pre-app meetings on location so that neighbors can be comfortable that application data is valid. Two examples are non-sleeping areas are being passed off as bedrooms and no safe egress from proposed sleeping areas and presence of safety equipment, like CO detectors.

10. Disqualify applicants that have been operating without a permit.
11. Post the following documentation pertaining to STRs to Accela or LouisvilleKy.gov within a week of their submittal or occurrence.
STR Applications - full applications, staff reports, public comments, code inspection by Metro staff, & a checklist of requirements, signed by the applicant (acting as an affidavit)
Permitted STRs - expired permits, violation descriptions, closed violation details, including action taken, & code Accela violations to be STR sortable
12. Mid-term rentals (for 30 days or more) on the STR sites are completely unregulated. Advise the public on options to change state law to permit regulation of mid-term rentals to make this option less attractive to those eschewing local rental.
13. Divert STR taxes and fees to the Affordable Housing budget.

We do not wish to banish their operation or punish well-behaved proprietors, but allow citizens the opportunity to affordably live where they choose and be permitted the peaceful use and enjoyment of their homes.

James Jones
Member of Citizens Coalition for Land Code Reform

[Sent from AT&T Yahoo Mail for iPhone](#)

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#209]
Date: Friday, June 16, 2023 1:29:38 PM

Name * Darren Madigan

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

STRs should simply not be allowed in residential neighborhoods. If they are going to be, both the owner and the renters should be required to post deposits prior to every rental that will be forfeit to the city and the impacted neighbors if the police need to be called to deal with disturbances. Owners of STR properties MUST be required to fence the properties in completely to protect immediate neighbors from potential damage. We had intoxicated partygoers from the STR next door to us thronging through our backyard littering and dropping trash because the owner of the adjoining STR decided to leave the boundary fence unfinished, declaring he "didn't want to spend any more money on the property".

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#208]
Date: Friday, June 16, 2023 10:53:08 AM

Name * Ellen Nguyen

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

Have the owner on-site and available, when we notified the company that manages the property, they were dismissive and at times unresponsive to our concerns.

Provide parking on the property that the renters are required to use, street parking is not available and too small.

We prefer to not have any STR on our street as we've already experienced the following twice in a one month period:

1. Smoke bombs ignited in our yard
2. Drunk teenagers (who parked in front of our house to go to a party at 1724) lay in our grass with beer cans until cops showed up
3. Teenagers threaten owners (throwing hands up yelling and approaching our house) with airsoft guns at 12:00am
4. Yelling in the street after hours (10pm to 12am)

We have the police report information is available if needed.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#207]
Date: Friday, June 16, 2023 10:00:45 AM

Name * Arthur Rothgerber

Email

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

1. Conditional Use Permits should not transfer when a property changes ownership. Investors outside of the community could use local real estate representatives to purchase property and get local approval, and then the outside investors could acquire the property and immediately the local connection is gone. It is almost always a local applicant that appeals to BOZA. It could become a strategy for outside investors to engage locals to do their bidding. STR ownership should remain local. New owners should have to re-apply for a CUP.
2. The community affected by a potential STR should have a more definitive say in the approval process. If a community is in opposition to an STR in their neighborhood, that community should be allowed to petition the neighborhood and collect signatures of opposition. Definitions would have to be determined for what is a neighborhood and what level of opposition is allowed to void a proposed project. Right now in my neighborhood, a proposed STR is unanimously opposed but if the project meets all of the City's requirements, there appears nothing the neighborhood can do to stop it. Give a voice to the affected neighborhood.
3. Oversight of property that has been approved for STR should increase and fines for non-compliance should increase. Monitoring STR property should be scheduled on a regular basis and owners should be required to submit an annual attestation of compliance.

Thank you!

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [REDACTED]
To: [Haberman, Joseph](#)
Cc: [Baker, Phillip](#)
Subject: Suggested modifications to the current STR regulations
Date: Friday, June 16, 2023 4:30:46 PM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Mr Haberman:

As a participating and contributing member of the Citizen Coalition for Land Development Code Reform I strongly recommend that you include all of the thirteen suggestions listed below.

Here are additional improvements recommended by the Coalition.

1. Remove Office-Residential from by-right category and require a CUP. OR zoning should be for a neighborhood-serving business.
2. Consider removing Commercial from by-right category and require a CUP. C zoning should be for a neighborhood-serving business.
3. Enforce and strengthen the existing 600 foot rule and do not increase the number of STRs permitted as you have proposed. Make it mandatory for non-primary owner occupied properties. The 600 ft rule was largely ignored after that restriction was added in 2018 to keep the number of STRs at that level.
4. Change the LDC to increase restrictions on lax registration.
5. Enforce fines for lax registration and rescind permit after TWO offenses within one year of license issuance.
6. Lower the STR occupancy limit to 2x the number of bedrooms. In our experience, high occupancies encourage house parties when neighbors are trying to get sleep. Many occupants do not ride-share and each pair of occupants brings a vehicle which places a burden on the residents.
7. Require STR hosting apps to provide flagged human trafficking data to law enforcement as a 'push' activity, not just when requested. If Metro has never heard of this, then they need to educate themselves.
8. Require that STRs meet the safety, insurance, tax and lead-based paint requirements of long-term rentals and motels.
9. Require that potential hosts hold pre-app meetings on location so that neighbors can be comfortable that application data is valid. Two examples are non-sleeping areas are being passed off as bedrooms and no safe egress from proposed sleeping areas and presence of safety equipment, like CO detectors.
10. Disqualify applicants that have been operating without a permit.

11. Post the following documentation pertaining to STRs to Accela or LouisvilleKy.gov within a week of their submittal or occurrence.

STR Applications - full applications, staff reports, public comments, code inspection by Metro staff, & a checklist of requirements, signed by the applicant (acting as an affidavit)

Permitted STRs - expired permits, violation descriptions, closed violation details, including action taken, & code Accela violations to be STR sortable

12. Mid-term rentals (for 30 days or more) on the STR sites are completely unregulated.

Advise the public on options to change state law to permit regulation of mid-term rentals to make this option less attractive to those eschewing local rental.

13. Divert STR taxes and fees to the Affordable Housing budget.

We do not wish to banish their operation or punish well-behaved proprietors, but allow citizens the opportunity to affordably live where they choose and be permitted the peaceful use and enjoyment of their homes.

Submitted by Citizen Coalition for Land Development Code Reform

Helga Ulrich
112 E Ormsby Ave.
40203

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#210]
Date: Friday, June 16, 2023 7:27:41 PM

Name * Hank Weiter

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

As a neighbor who has a STR or Air B&B right out my back door. I would recommend that any owner that has no more then three complaints from three separate rentals on there property be held accountable. In the last 2 months since the STR has been open there has been at least two occasions where the neighborhood has been taken over by loud music and party's by teen/young adults that have no interest in the neighborhood besides getting drunk loud and trashing the neighborhood. All we have got from the owners involved is "I'm Sorry" that's not acceptable. There needs to be more accountability for the owner along with suspension or permit revoked when the property is not taking in consideration to the neighbors around them.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#212]
Date: Saturday, June 17, 2023 11:18:58 PM

Name * AI Mortenson

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

At the May 30, 2023 meeting of the Phoenix Hill Neighborhood Association (PHNA) Board, the Board voted to go on record supporting the proposed ordinance for a city-wide temporary moratorium on new short term rentals. The Planning and Zoning Committee of Metro Louisville Council had previously approved sending the proposed moratorium to the full Metro Council.

PHNA Board members are very concerned about the proliferation and over-concentration of short term rentals/Airbnbs in the Phoenix Hill neighborhood. There are multiple Airbnbs that have opened on several streets in Phoenix Hill, with more in the developing stage.

These developments are driving up housing costs, reducing the amount of housing available at affordable prices for moderate income persons, and reducing the sense of neighbors being a supportive community with each other which has long been a positive aspect of life in the Phoenix Hill neighborhood.

It is hoped that in the proposed revisions of the STR regulations there will be provision to limit the number of new Airbnbs to prevent over-concentration of Airbnbs in areas zoned OR2, such as Phoenix Hill.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#211]
Date: Saturday, June 17, 2023 10:22:50 AM

Name * Jennifer Schultz

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

- 1) Exclude short term rentals from residentially zoned properties. RATIONALE: There is a housing crisis in Louisville; short term rentals remove available affordable residential housing stock from the market and they are only occupied less than 1 / 3 of nights per year.
- 2) Require an owner to live at a residence for at least 18 months before submitting an owner-occupied STR registration application.
- 3) Require an owner-occupied STR registration application to include a Kentucky-issued ID or a residency hearing is required. This requirement must also be made retroactive to all active STR registrations and any change to an active STR's owner-occupied status would immediately require ceasing to operate an STR.
- 4) No more than 1 STR unit on a property either with a CUP or owner-occupied.
- 5) Require annual inspection of the Host's duties as listed at 115.520(A) to include functioning smoke detector(s), functioning carbon monoxide detector(s), properly maintained and charged fire extinguisher as required, and at least one operable emergency and rescue opening for every sleeping room, and clearly marked evacuation plan posted on the premises. This could be handled by an independent company as a fee-for-service; companies to be registered with LouMetro and randomly assigned to inspect the STRs. Host must also certify to meeting these duties as part of annual registration.
- 6) Prohibit STR owners and hosts for 3 years after two (2) or more substantiated civil/or criminal complaints, including -- but not limited to -- failure to register an STR, failure to remit taxes, and citations for unlawful STR activity.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#213]
Date: Sunday, June 18, 2023 9:54:48 AM

Name * Jay Bowman

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

The EZ, OR and C zoning was created to encourage business development within areas of the city. The Council in 2019 was right to allow STRs in these areas without CUPs. Many times these developments occur in economically challenged areas. These specifically zoned properties' highest and best uses for the city and those communities are as small businesses. STRs are a large part of that. The guests who come to the community and bring their economic impact not only to the city overall but to those areas within the city where they stay. Aspiring business owners would be right to recognize this and take advantage of the other properties that allow for these aspiring small businesses.

The complaints I read online concerning STRs all seem to circle around affordable housing. This issue isn't unique to cities with STRs; however, the complaint ignores the flood of money and low interest rates the federal government provided since the beginning of the pandemic. The inflation that accompanied these actions drove housing costs across the country higher. Purchase prices and rents exploded in all areas (not just those popular with STRs). Now that 82% of the country have interest rates below 5% there is no incentive to sell houses when rates are now well above 6%. Enter the supply and demand issue that continues to keep costs high. The solution to this is simple: encourage more development of affordable housing communities.

Encourage development of affordable housing through monetary incentives, cutting red tape and fast tracking permits. There will be cries that will need to be heard and denied from the NIMBY's (Not In My Back Yard) who know affordable housing is needed as long as its somewhere else.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#215]
Date: Sunday, June 18, 2023 7:25:22 PM

Name * Jessa Henry

Email

What is the Zip Code of your residence? * 40213

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

The new regulations doesn't do anything to protect neighborhoods with residential property with non-residential zoning. STRs are allowed by right on properties zoned Commercial, Officer or EZ-1 regardless of their residential use or location on neighborhoods streets. There's no local input or BOZA hearing for these properties. There should be every time these properties go up for demolition. This is a legacy of racially motivated zoning policies and continues to perpetuate inequalities. It also allows long term removal of neighborhood housing from our housing stock. We have a housing crisis in Louisville with over 60,000 people on the waiting list for section 8. We need to address this in order to prevent the loss of housing.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#214]
Date: Sunday, June 18, 2023 5:30:40 PM

Name * Deirdre Seim

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I am an operator of Short Term Rentals in Louisville. My small business pre-dates Airbnb in the city, I began renting out my own home for the Kentucky Derby in 2005 and gradually expanded to own and operate 8 STRs, all in my immediate neighborhood. Back when I started, I had no idea that of the explosive growth in STRs that would happen and I agree that we need to limit the growth of STRs, particularly in residentially zoned areas.

Although I applaud many of the updates proposed by staff, the real issue is left completely unaddressed and ignored: Lack of enforcement. We have a pretty good ordinance now, but there is, as far as I can determine, little enforcement. In fact, there does not even appear to be a viable pathway for enforcement to happen: Most violations occur on weekends and evenings--that is when the parties happen, that is when neighbors are disturbed by STRs illegally hosting 15 bachelors in a 3 bedroom house, for example. Reporting it is pointless (as well as difficult using the hard to find online reporting form) as by the time office hours roll around, the party weekend is long since over. Our neighborhood has found that calling the police for noise or occupancy violations is pointless, as police simply do not respond to noise complaints and tell us that occupancy violations must be reported to zoning department during business hours.

These are my specific recommendations:

1. A dedicated STR Enforcement officer, on duty during the highest occupancy days (Friday/Saturdays) and available during the hours when neighborhood disturbances occur (evening/late night). When calls regarding STRs come in to police, the STR Enforcement Officer is dispatched.
2. Require hosts to record photo ID of the booking guest and to have guest acknowledge in writing that they understand the Louisville Metro STR ordinance rules for their stay regarding occupancy and noise. I do this for every guest stay and have found that once guests clearly understand the rules and that they will be held accountable for violations, violations occur very, very rarely. This also gives me a record of the guest name and home address if issues come up after their stay. All reputable hotels require ID from guests and STR hosts should be required to collect this as well.
3. Cite guests AND hosts for violations. On line booking platforms like Airbnb are indifferent to local regulation if their guests are not directly impacted. Citing guests in real time (that is, an enforcement officer shows up, verifies violation and issues guest a ticket with a fine attached) will quickly encourage Airbnb to make rules clear to guests. If a guest is cited, the property host should also, automatically receive a citation for permitting the situation to occur.

The one suggestion made by staff that I see as unnecessary and unfair is the proposed limitation to 12 guests regardless of home size or location. My personal home is over 6000 square feet and was originally built with 9 bedrooms in 1882. We have “downsized it” to 7 bedrooms and can currently legally host 16 guests. In 17 years of renting our home for Kentucky Derby and other occasions, we have never had a single issue with neighbors or trouble of any kind. The homes around us are also enormous, and many are divided into multiple apartments with 10–16 total bedrooms per building with occupancy to match. A cap of 12 guests regardless of size/number of bedrooms is arbitrary and unfairly penalizes owners of large homes. Instead, I think the city can evaluate the appropriate guest limit of a given home based on its total square footage, number of bedrooms, the number of bathrooms and the population density and size of surrounding homes. Metro staff should be able to make a recommendation for maximum guest count based on these factors. If the host disagrees, there could be an appeal process. Similarly, if neighbors feel the maximum occupancy for a home is too high, they should be able to appeal through the same process.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [REDACTED]
To: [Haberman, Joseph](#); [Owen, Andrew](#); [Presley, Jasmine](#)
Cc: [REDACTED]; [Boone](#); [Katherine Garbarino](#); [Margaret W Battcher](#); [Michael O Leary](#); [Mike OLeary](#); [Pam Vetter](#); [Philip Samuel](#)
Subject: CCC: Comments on 5-18-23 Draft Short Term Rental LDC/Ordinance Recommendations
Date: Tuesday, June 20, 2023 10:59:44 AM
Attachments: [Comments on 5-18-23 Draft STR ordinance recommendations 6-16-23 .pdf](#)
[Comments on 5-18-23 Draft STR ordinance recommendations 6-16-23 .docx](#)

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Joe,

Attached to this email are comments from the Clifton Community Council regarding Short Term Rental LDC/Ordinance Recommendations.

The Clifton Community Council is submitting 15 comments on this issue.

Due to an error on my part, this information is being sent you today, two days after the deadline for submittals. Please accept my apologies and I am hoping you will allow the input from the Clifton Community Council.

Thank you.

Mike

Michael O'Leary
1963 Payne Street, Louisville KY. 40206
Cell phone: [REDACTED]

CCC website: www.cliftonlouky.org

Let us understand before we disagree. If we disagree let us not be disagreeable.

DATE: June 16, 2023

TO: Joe Haberman, Planning & Design Services

FROM: Mike O'Leary, President, Clifton Community Council



SUBJ: Comments on 5-18-23 Draft Short Term Rental LDC/Ordinance Recommendations

The Clifton Community Council respectfully submits the following 15 comments on the proposed short term rental LDC/Ordinance revisions

Definitions

1. **Short Term Rental Host** - Any person who is the owner of record of residential real property, or any person who is a lessee of residential real property pursuant to a written agreement for the lease of such real property, who offers a **Dwelling Unit**, or portion thereof, for **Short Term Rental** and is responsible for its management.

Change to:

Short Term Rental Host – An individual who offers a dwelling unit, or portion thereof, for short term rental per LDC 4.2.63 or LDC 4.3.23 and is responsible for its management including:

- (1) Any person who is the owner of record of any real property, or
- (2) any person who is employed by the property owner as a leasing/property manager of any real property per KRS Chapter 324 for a fee with a duly executed written leasing/property management agreement for the management of real property as a STR.

In Kentucky, per KRS Chapter 324, only real estate brokers/agents or unlicensed employees under the direction of a licensed real estate broker may lease/manage property for others for a fee, compensation or other valuable consideration.

2. **Short Term Rental, Owner-Occupied** – A **Short Term Rental** in which the **Owner** is also the **Short Term Rental Host** and has established their **Primary Residence** within the **Short Term Rental**. For the purposes of the short term rental requirements, the Dwelling Unit must be owned as **personal** property by the owner declaring residency and cannot be owned by a company, partnership, or corporation in order to qualify as an Owner-Occupied Short Term Rental.

Change 'personal' to 'real' property

4.2.63 Short Term Rental Term Rental of a dwelling unit that is not the primary residence of the owner or the Short Term Rental of a condominium unit that is the primary residence of the owner in a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district and Short Term Rental of any dwelling unit in a TNZD district

3. C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus two individuals, except where the **registered** property is in excess of two acres in which case the occupancy limit shall be two times the number of bedrooms plus six individuals. **If the aforementioned occupancy allows for more than 12 individuals, there shall be a maximum of 12 adults.** The Board may further restrict the number of individuals.

Change 'adults' to 'individuals, occupants, or guests'

Without this change there could be 12 adults AND 12+ children permitted in a STR.

4. D. The property on which the short term rental(s) is situated shall not be located closer than 600 feet (measured in a straight line from nearest property line to nearest property line) to any property on which another approved short term rental that required a conditional use permit is situated. Relief to this provision may be provided by the Board; however the burden is on the applicant to demonstrate that the subject short term rental would not contribute to an overconcentration of short term rentals in the immediate area and/or adversely affect the affordable housing stock in the immediate area. In applications where the entire area encapsulated by the 600 foot buffer is residentially zoned, under no circumstance shall the Board provide relief to this provision in cases in which two or more short term rentals with conditional use permits are already in existence within 600 feet.

Add: However, in Metro Council District 9 no relief shall be granted.

If other urban neighborhoods want to be included, then change to:

No relief shall be granted for residentially zoned properties in either a Traditional Form District or a Traditional Marketplace Form District

Clifton and other urban neighborhoods with a commercial corridor would not be able to meet the 100% residentially zoned area within any 600 foot buffer. With this revision, BOZA would be able to approve double the number of CUP STRs in Clifton.

In Clifton there are commercial/manufacturing parcels on: Arlington, Bellaire, Brownsboro, Charlton, Clifton, Ewing, Frankfort, Jane, Mellwood, New Main, Payne, Pope, Rastetter, Stevenson.

Office/residential on: Clifton, Crescent Hill Place, Frankfort, Jane, Payne, Sycamore.

Delete the language “burden is on the applicant to demonstrate that the subject short term rental would not contribute to an overconcentration of short term rentals in the immediate area and/or adversely affect the affordable housing stock in the immediate area.” It is too subjective, open to personal interpretation, and does not give clear direction to BOZA on how to make this determination consistently throughout Jefferson County.

5. F. Food and alcoholic beverages shall not be served by the host to any guest.
Change ‘served’ to ‘provided’ or ‘made available’ by the host to any guest.

4.3.23 Short Term Rentals

In a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district, a short term rental of dwelling unit that is the primary residence of the owner is permitted by the Planning Director with special standards set forth in this section.

In a 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 or PRD district, any short term rental is permitted by the Planning Director with special standards set forth in this section.

6. C. At no time shall more persons reside in the short term rental than two times the number of bedrooms plus two individuals, except where the registered property is in excess of two acres in which case the occupancy limit shall be two times the number of bedrooms plus six individuals. If the aforementioned occupancy allows for more than 12 individuals, there shall be a maximum of 12 adults. The Board may further restrict the number of individuals.

Change ‘adults’ to ‘individuals, occupants, or guests’

Without this change there could be 12 adults AND 12+ children permitted in a STR.

7. D. The building in which the dwelling unit is located shall be a single-family residence or duplex unless the dwelling unit is located on property zoned C-R, C-N, C-1, C-2, C-3, OR-3, OTF, or EZ-1. This provision shall not be waived or adjusted.

Did you mean to not include: OR, OR1, OR2?

8. E. Food and alcoholic beverages shall not be **served** by the host to any guest.
Change 'served' to 'provided' or 'made available' by the host to any guest.
9. G. There shall be a sufficient amount of parking available for the host and guests, as determined by the Planning Director. In the event that a complaint is filed concerning the lack of adequate parking, the Planning Director may require that the host submit a parking study to Planning & Design Services. If the parking study concludes that there is inadequate parking available to the host and guests, the host shall either a) increase the amount of parking to be sufficient or b) discontinue the short term rental use.
Add: reduce the number of guests
Change to:
If the parking study concludes that there is inadequate parking available to the host and guests, the host shall either a) increase the amount of parking to be sufficient, b) reduce the number of guests, or c) discontinue the short term rental use.
10. K. In a R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5A, R-5B, R-6, R-7 or R-8A district, the short term rental shall be the owner's primary residence. The owner shall have resided in the dwelling unit for at least six months prior to application. Each annual registration application shall include a) a Kentucky issued driver's license or identification card showing the host resides at the address and b) at least one of the following other documents showing that the host resides at the address: Voter Registration **Card**, federal tax return, Kentucky tax return, and/or vehicle registration. If the aforementioned documentation cannot be provided, then a residency hearing shall be required pursuant to section. J.
Add: Homestead Exemption and Disability Exemption as possible primary residency documents.
Change: delete 'Card' after Voter Registration to be consistent with the definition – Primary Residence (or Principal Residence)
11. LDC 4.3.23 includes: OR, OR1, OR2, OR3, OTF, CN, CN, C1, C2, C3, CM, EZ1, W1, W2, PVD, PTD or PRD
Add "M" to address these zones

Louisville Metro Code of Ordinances

Definitions:

12. **HOST.** Any person who is the owner of record of real property, or any person who is a lessee of real property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for short term rental **and is responsible for its management.**
The Code of Ordinances definitions should include the same wording as in the LDC definitions.
Add definitions for: Primary residence, Short Term Rental Host, Short Term Rental-Host Occupied, Short Term Rental-Owner Occupied

§ 115.517 ANNUAL REGISTRATION; FEE.

13. (D) A change in Host, **and/or** ownership of a dwelling unit used as short term rental invalidates any existing registration. The new Host, **and/or** property owner must apply for a **new** registration in their name.
(D) Any change in required primary residency of a dwelling unit used as a short term rental invalidates any existing registration.
(E) An application, whether it be for a new or renewal registration, shall be reviewed under the current provisions of §§ 115.515 through 115.522.
Correct labelling, there are 2 "D"s.

14. STRs approved prior to the 2019 LDC revisions are not subject to the 2019 amendments.
*Please add footnotes or notations to the LDC identifying the 2015 vs 2019 vs 2023 revisions
CUP STRs approved prior to 2019 go with the land, are they exempt from 'D', 'D/E', 'E/F' above or
any other 2023 LDC change?*

15. Grammar changes:

4.3.63

- J. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a twelve (12) month period, the Planning Director **may** revoke the **registration**. When the Planning Director revokes an **approved registration** under this section, the owner and host shall be notified of the revocation and shall have thirty (30) days in which to request an appeal before the Board of Zoning Adjustment. If no appeal is requested, the revocation shall become final on the thirty-first (31st) day after the initial action by the Director. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing, and mechanical codes. Criminal complaints include, but are not limited to, reported drug activity, theft, and criminal mischief. **The Board may also revoke the conditional use permit pursuant to section 11.5A.6.**

Change 'may' to 'should'

4.3.63

- L. An active registration of the short term rental, as required by the Louisville Metro Code of Ordinances, shall be maintained. No short term rentals may take place unless the registration is active and in the name of the current host and property owner. If the registration is not renewed and lapses for six months, or in the event of a change of ownership and/or host, **or** a new registration is not issued within six months from the date of the change, the conditional use permit shall become null and void. In order to recommence short term rentals, a new conditional use permit must be granted if required by this Land Development Code.

Add 'or' before - a new registration is not issued within six months from the date of the change,

4.3.23

- I. If the property is subject to two (2) or more substantiated civil and/or criminal complaints within a twelve (12) month period, the Planning Director **may** revoke the registration. When the Planning Director revokes a registration under this section, the owner and host shall be notified of the revocation and shall have thirty (30) days in which to request an appeal before the Board of Zoning Adjustment. If no appeal is requested, the revocation shall become final on the thirty-first (31st) day after the initial action by the Director. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing, and mechanical codes. Criminal complaints include, but are not limited to, reported drug activity, theft and criminal mischief.

Change 'may' to 'should'

4.3.23

- J. In cases in which the **required** primary residency of a host is in question due to: a) conflicting documentation **or information**; b) inadequate documentation **supporting a claim to** primary residency; and/or c) **questionable circumstances**, the Planning Director **may** request that the Board of Zoning Adjustment review **a pending application or approved** registration and make a determination related to the residency of the host. **The Board shall act following a public hearing. Public comment by the host and any interested party shall be permitted. During a residency hearing, in addition to considering the documentation provided in the application, the Board may consider the circumstances surrounding the application as well as testimony in determining if the host spends most of their time at the property.**

Change 'may' to 'should'

Code of Ordinances

§ 115.516 ANNUAL REGISTRATION REQUIRED.

- (D)(1) A new registration for a property shall not be issued if a citation for a violation(s) of §§ 115.515 through 115.521 had been issued in the prior 12 months. When the Planning Director denies a registration under this section, the owner and Host may request a waiver. The Board of Zoning Adjustment shall approve or deny the waiver following a public hearing.
- (2) An active registration **may** be revoked by the Planning Director if the property is subject to two or more substantiated civil and/or criminal complaints or the Host is found to have twice violated or failed to comply with any applicable provision of §§ 115.515 through 115.521 with respect to a given property within a 12 month period. When the Planning Director revokes a registration under this section, the owner and Host shall be notified of the revocation and shall have 30 days in which to request an appeal before the Board of Zoning Adjustment. If no appeal is requested, the revocation shall become final on the thirty-first day after the initial action by the Director. Civil complaints include, but are not limited to, reported violations of building, safety, property maintenance, nuisance, health and sanitation, fire, electrical, plumbing, and mechanical codes. Criminal complaints include, but are not limited to, reported drug activity, theft and criminal mischief.

Change 'may' to 'should'

§ 115.521 ADVERTISING ON A HOSTING PLATFORM.

- (B) The Director **may** request that a Hosting Platform remove any listing or Short Term Rental Advertisement from the platform where the registration number associated with a short term rental listing is invalid, expired, or has been revoked. The Director must identify the listing(s) to be removed by the listing URL and displayed registration number (whether valid or invalid) and state the reason for removal. The Hosting Platform shall remove the listing within ten business days of notification by the Director.

Change 'may' to 'should'

Respectfully submitted,

Michael O'Leary, President

[REDACTED]
[REDACTED]

c: Andrew Owen, Metro District 9 Councilperson

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#217]
Date: Tuesday, June 20, 2023 1:04:02 PM

Name *	Jerimy Tate
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Either</p> <ul style="list-style-type: none">-include OR2 in the AirBNB restrictions or,- remove clearly residential houses from the OR2 zoning
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#219]
Date: Wednesday, June 21, 2023 1:44:28 PM

Name * Kristin Shelburne

Email

What is the Zip Code of your residence? * 40217

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I am against implementing "Ordinance 072-23 Short-term Rentals". I own a primary residence in Germantown and rent out my property on Airbnb when I'm traveling or during big events in Louisville. This supplemental income is beneficial to me and to the community to allow guests to experience more residential neighborhoods in Louisville and to see how great our community really is. I don't think Airbnb's are negatively impacting the community, especially during a time of high interest rates and increased home prices, it offers a solution to supplement income/offset home expenses by renting out property to guests as needed. I agree careful review of pending guests/guest count/use of property is important and each person should treat their rental home as their own.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#220]
Date: Wednesday, June 21, 2023 11:23:53 PM

Name * Larry Wolfe

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

A conditional use permit should not become a permanent part of a property. When the property is sold, the new owner should have to apply for a conditional use permit. This would allow other property owners within 600 ft. to apply. Making a conditional use permit a permanent part of a property increases that property's value, and forever prevents other property owners within 600 ft. of this property the opportunity to have a STR. A new property owner should have to reapply for a conditional use permit.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#222]
Date: Thursday, June 22, 2023 8:57:55 AM

Name * Mark Eagin

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

These regulations need to be more strict, not looser. This won't solve the need to provide people affordable housing. All it will do is allow further predatory renters market instead of enabling families to actually buy and own a home. Soon enough people will say a 400sq single room "housing" is all anyone really needs and we'll segment out the majority of the population from owning a real home. This is garbage and predatory. We need to enable people to have a home, not be preyed upon by an ever expanding necessity to rent.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#225]
Date: Thursday, June 22, 2023 3:37:26 PM

Name *	Caroline Ennis
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Owners should be required to provide accessible contact information. They should be required to enforce minimum standards of care for the property, rather than let tenants leave litter all over the yard and not maintain the yard.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#223]
Date: Thursday, June 22, 2023 10:15:14 AM

Name *	Paula Head
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Change that ADU units can be constructed or used for short term rentals! Short Term Rentals are ruining the Highlands and changing the fabric of the neighborhoods! And why aren't the current regulations on STRs even enforced?
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#224]
Date: Thursday, June 22, 2023 10:34:22 AM

Name * Megan Seckman

Email

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Short term rentals are usually well-maintained and cared for. They are cleaned frequently and add curb appeal. In a city littered with trash and homelessness, poor air quality, lack of garbage and recycling receptacles, and abandoned boarded-up homes, I am shocked that THIS is the concern. I live in Old Louisville. I would much rather have my neighbors fix up and rent out their home on airbnb than let it deteriorate. I would much rather see the taxes collected go to cleaning up our litter problem, provide treatment for opiate addiction, and provide housing for the unhomed. This moratorium is not seeing the forest for the trees. Fix real problems, focus on the big rocks.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#226]
Date: Friday, June 23, 2023 8:30:13 PM

Name * J Beasley

What is the Zip Code of your residence? * 40207

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

- Raise taxes significantly for short term rentals, and incentivize the wealthy creation of short term rentals in currently empty/derelict properties. Short term rentals are bad for our neighborhoods and reduce housing options for people who want to live here, work here, and raise their children here.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#227]
Date: Sunday, June 25, 2023 2:26:12 PM

Name * STEPHEN WILLHITE

Email

What is the Zip Code of your residence? * 40242

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

The unregulated growth of short-term rentals (STRs) has given rise to a multitude of challenges for communities and property owners alike. The rapid expansion of platforms like Airbnb and Vrbo, combined with inadequate local oversight and enforcement, has resulted in unintended consequences that disrupt the fabric of residential neighborhoods. Noise problems, increased traffic congestion, vandalism, and legal complications have become prevalent in areas hosting short-term rentals.

The unchecked growth of STRs creates new challenges and implications for the communities now required to host them. Through careful planning, and diligent enforcement of current ordinances, regulations, and statutes now in effect, along with comprehensive reform to the land development code around STRs, many problems can be circumvented.

This is certainly the case if the proposed location is an area where the new intensity of use does not align with the true nature and character of the community where it will now operate as a new business venture. Currently, certain districts are bearing a disproportionate burden and impact in relation to others. Neighborhoods such as Buthertown-Phoneix Hill, Old Louisville-Limerick, Clifton-Irish Hill, Cherokee Triangle, and the Highlands are witnessing a massive surge in properties that are now hosting the new STRs.

The rise of short-term rentals facilitated and encouraged by platforms like Airbnb and Vrbo and opportunities sought by out-of-state and local real estate syndications present additional concerns for both communities and property owners alike. The rapid construction, offsite management, and proliferation of these rentals have often occurred without proper oversight. These ventures, in some instances, create additional burdens on the community that do not justify the direct and indirect costs created by the new business venture and are now unfairly borne by the entire community, not just the district they now operate in.

The following comments are aimed to highlight and illustrate the above-mentioned challenges associated with STRs and recommended improvements that can be made to address the obvious gaps in the current body of law regarding these types of business ventures.

COMMENTS AND SUGGESTIONS FOR IMPROVEMENT

Short-term rentals, which convert a property, such as a Single Family Residential to properties into intensive use classifications, such as Office-Residential, will demand more community resources. To make an SFR suitable for a platform such as Airbnb and Vrbo, and attractive to out-of-state and local real estate syndications and temporary guests alike, certain modifications that will match the new intensive use must be made. Often this requires intense and prolonged construction of a type the community had previously not known.

(1) It is imperative to require owners and real estate syndicates, often formed for the sole purpose of operating the property as STRs, to bear the appropriate financial burden associated with its new intensive business use.

STRs typically experience higher turnover rates than long-term rentals or owner-occupied properties. Consequently, this increased intensity and a higher demand for resources such as first responders. First responders, such as the police, fire and rescue, and emergency medical teams may be forced out of their normal areas of responsibility to respond to areas now directly affected by the new type of business use.

The strain on emergency services can be particularly concerning in areas where the number of short-term rentals exceeds the available resources, potentially compromising the safety of residents there and elsewhere. This can occur at any point in the conversion of the Single Family Residential to a more intensive Office-Residential use classification to accepting its first paying customer.

One key aspect is ensuring that properties operating as short-term rentals bear the appropriate financial burden associated with their intensive use. This includes contributing through fees, taxes, and surcharges to offset the strain on community resources, such as emergency services. If the business creates a new expense for the community pursuing passive income it must pay for its fair share.

(2) Provide properties that operate as STRs and their customers the ability to pay fines for misconduct the same way they accept reservations, online.

Short-term rentals can contribute to noise problems, vandalism, deliberate harm to property and its surrounding area especially in residential neighborhoods, and unanticipated long-term consequences for the affected community. Short-term rentals and their transient guests may not have the same level of responsibility towards the community. Given their mobility, it is not inconceivable to have a scenario, where a temporary guest may engage in conduct that is outside the community norms, which will lead to financial consequences. As such, an effective means to assess and collect the fines associated with the misconduct is needed.

This is equally true of offsite management, where the STRs do not provide a host to assist or monitor guest behavior, which may be not in line with the true nature and character of the community it now operates as a business. They are responsible for bringing new customers to the community and should be required to bear some vicarious liability for their misbehaving customers.

Consequently, their behavior can result in disturbances, inconvenience, and a diminished quality of life for neighbors. Fines collected should be assessed, pooled, and distributed directly to the affected district; it would be a form of syndication for the benefit of the more affected district member.

(3) Insist that STRs provide complete studies of the affected traffic flow patterns and stricter

enforcement by the Louisville Department of Public Works, Park Authority River City, and Louisville Metro Police Department.

To mitigate the effects of increased traffic and ensure safety, comprehensive studies of traffic flow patterns should be conducted, and stricter enforcement of regulations by relevant authorities, such as the Louisville Department of Public Works, Park Authority River City, and Louisville Metro Police Department, should be implemented.

Frequent turnover of temporary guests in short-term rentals can significantly impact vehicular traffic and residential areas. This influx of visitors can lead to congestion, parking difficulties, and disruption to the flow of everyday life for residents. Additionally, a lack of enforcement of ordinances, regulations, and existing statutes regarding construction can pose significant health and serious safety concerns. Moreover, the additional vehicles on the roads can pose safety risks and create a less pedestrian-friendly environment.

(4) STRs must maintain a guest registry and acknowledge the use of closed-circuit security systems used for safety as a deterrent for misbehavior.

The transient nature of short-term rentals increases the risk of vandalism and property damage. With different guests arriving and departing regularly, there is an elevated likelihood of misbehavior, accidents, and deliberate harm to the property and its surroundings. These incidents not only devalue the properties but can also harm the overall aesthetics and appeal of the neighborhood. Moreover, the STRs that use closed circuit security systems (CCTV) for safety and as a deterrent for such behavior should be publicly disclosed, as such use changes the nature of a residential area into that of a business district. It devalues the level of privacy that you may expect in a true residential area. Moreover, retention procedures of CCTV footage should be both clear and preserved for longer in the event of its need by the local, state, or federal authorities or other third parties with a legitimate legal interest.

(5) STRs and/or real estate syndications must disclose in-state and out-of-state interests in converting Single Family Residential to property classifications for more intensive use. Disclosure of past and pending legal matters associated with land development should be disclosed.

Historically, short-term rentals have faced legal challenges from municipalities and homeowner associations. The diverse regulations pertaining to zoning, tax compliance, and other legal requirements can vary from one jurisdiction to another period the inconsistency can lead to conflicts and lawsuits for property owners, further burdening them with legal complexities and potential financial liabilities.

It is important to have transparency regarding out-of-state financial interests which are purchasing local real estate, in many cases, a single-family residential into more intensive use, to circumvent current loopholes. The interests of the current residents should be top of mind, rather than a second consideration when making rapid permanent changes to the true nature and character of the neighborhood, now required to host them.

IN CONCLUSION

The unregulated growth of short-term rentals has brought about numerous problems that affect both communities and property owners. Issues such as excessive property use, noise disturbances, increased traffic, vandalism, legal complications, oversaturation, and neglect of community

responsibilities have become prevalent.

Local municipalities must implement or revise regulations, and reform the current land development code, to strike a balance between the benefits of short-term rentals and the preservation of community interests. This will help mitigate the negative impacts associated with uncontrolled growth in the short-term rental market, and legal matters associated with land development and ensure transparency and avoid conflicts and lawsuits.

By implementing or revising regulations and striking a balance between the benefits of short-term rentals and the preservation of community interests, local municipalities can mitigate the negative consequences associated with their unregulated expansion. This will ensure that short-term rentals contribute positively to the community and maintain the true nature and character of residential neighborhoods.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#228]
Date: Monday, June 26, 2023 9:43:24 AM

Name * Tina Burnell

Email

What is the Zip Code of your residence? * 40216

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

1. Remove Office-Residential from by-right category and require a CUP. OR zoning should be for a neighborhood-serving business.
2. Consider removing Commercial from by-right category and require a CUP. C zoning should be for a neighborhood-serving business.
3. Enforce and strengthen the existing 600 foot rule and do not increase the number of STRs permitted as you have proposed. Make it mandatory for non-primary owner occupied properties. The 600 ft rule was largely ignored after that restriction was added in 2018 to keep the number of STRs at that level.
4. Change the LDC to increase restrictions on lax registration.
5. Enforce fines for lax registration and rescind permit after TWO offenses within one year of license issuance.
6. Lower the STR occupancy limit to 2x the number of bedrooms. In our experience, high occupancies encourage house parties when neighbors are trying to get sleep. Many occupants do not ride-share and each pair of occupants brings a vehicle which places a burden on the residents.
7. Require STR hosting apps to provide flagged human trafficking data to law enforcement as a 'push' activity, not just when requested. If Metro has never heard of this, then they need to educate themselves.
8. Require that STRs meet the safety, insurance, tax and lead-based paint requirements of long-term rentals and motels.
9. Require that potential hosts hold pre-app meetings on location so that neighbors can be comfortable that application data is valid. Two examples are non-sleeping areas are being passed off as bedrooms and no safe egress from proposed sleeping areas and presence of safety equipment, like CO detectors.
10. Disqualify applicants that have been operating without a permit.

11. Post the following documentation pertaining to STRs to Accela or LouisvilleKy.gov within a week of their submittal or occurrence.

STR Applications – full applications, staff reports, public comments, code inspection by Metro staff, & a checklist of requirements, signed by the applicant (acting as an affidavit)

Permitted STRs – expired permits, violation descriptions, closed violation details, including action taken, & code Accela violations to be STR sortable

12. Mid-term rentals (for 30 days or more) on the STR sites are completely unregulated. Advise the public on options to change state law to permit regulation of mid-term rentals to make this option less attractive to those eschewing local rental.

13. Divert STR taxes and fees to the Affordable Housing budget.

We do not wish to banish their operation or punish well-behaved proprietors, but allow citizens the opportunity to affordably live where they choose and be permitted the peaceful use and enjoyment of their homes.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#231]
Date: Monday, June 26, 2023 2:57:21 PM

Name * Alison Cromer

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I'd like to see:

Approved CUPs revoked upon change of ownership. A change of ownership should not merely require an updated registration but a full CUP review that allows neighbors and BOZA to consider the new owner's circumstances.

Only 1 STR be allowed within the 600' radius. The proposed language says the Board may not provide relief in cases for which TWO or more STR with CUPs are already in existence. This would seem to allow them to approve up to 2 CUP requests within 600', resulting in significantly more density than the rules intend.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#229]
Date: Monday, June 26, 2023 10:01:48 AM

Name *	Rebecca Minnick
Email	
What is the Zip Code of your residence? *	40204-1854
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	I think there should be no waivers or exemptions for the 600' rule or for owner occupancy rules. We have a housing crisis and homes in residential areas should be for residents. Everyone knows that AirBnBs are driving rents and home prices up by reducing the existing available housing. Additionally, it erodes the fabric of the neighborhood when you have houses with a different occupant every day.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#230]
Date: Monday, June 26, 2023 10:10:26 AM

Name *	Chris Walls
Email	
What is the Zip Code of your residence? *	40204
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	Short term rentals are driving up housing prices, weakening neighborhoods, and are not good for the overall community. The old days of homeowners renting out spare rooms of their primary residence are long gone. Now, investors are buying up multiple properties just to rent them out. Young people are priced out of the housing market, and current residents are forced to live next to what are essentially hotels (I am still unsure how this is legal).
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Louisville Metro](#)
To: [Haberman, Joseph](#); [Williams, Julia](#)
Cc: [Davis, Brian](#)
Subject: Public Hearing Item Comment Form [#203]
Date: Monday, June 26, 2023 10:03:19 AM

Name *	Lara Zuber
Address *	<input type="checkbox"/> 2191 Baringer Ave Louisville, KY 40204 United States
Email	<div></div>
Phone Number	<div></div>
What is the case number of the development application? *	23-LDC-0001
Comments *	The proposed STR changes don't make sense based on how STRs are currently managed by owners. 'Host Occupied' and 'Owner Occupied' don't cover the instance when the owner is out of state and has a company managing the property – there's never anyone living in those properties, just short term visitors.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#232]
Date: Tuesday, June 27, 2023 12:15:04 PM

Name *	Anastasia Austen
Email	
What is the Zip Code of your residence? *	40205
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	There needs to be stronger investigation into if the registered STR owner is actually living there or not because I see people circumventing the rules. In addition, there should not be any fire pits or hot tubs allowed within a certain amount of feet from a neighbors home.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#233]
Date: Tuesday, June 27, 2023 12:50:25 PM

Name * Anastasia Austen

Email

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

There should be a limit placed on how many STR's someone can own/operate. We are having terrible problems with the Airbnb next-door, and it turns out the hosts have actually 24 listings! This seems like a large amount to be able to manage properly. In addition, it does take less properties off of the market for people that live in the community. Also it does create a disconnect when you don't have Neighbor's you can have relationships with instead it's just a revolving door of Airbnb guests. Currently I live in the Highlands and when I look around, three of the closest properties near me or Airbnb's. It's too much. Thank you

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#234]
Date: Wednesday, June 28, 2023 5:20:32 PM

Name * Tara Sorrels

Email

What is the Zip Code of your residence? * 40204

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I appreciate the balance that we are trying to strike. There's benefits to allowing local homeowners to participate in the tourism economy/supplement their income by renting out their home short-term. There are also benefits to limiting the ability for an outside investor to purchase multiple homes for the purposes of a short term rental business.

I think the host-occupied short term rental option would be difficult to enforce, and would still act as an incentive for the larger-scale investor model where a person or company purchase several/many properties to rent as short term rentals. There would still be incentive for people/companies to purchase multiple homes and rent them to a host and short term guests. This would not alleviate the housing affordability/accessibility/inventory problem.

I would suggest that if we allow non-owner-occupied short term rentals, that there be a limit to the number of short term rental permits property owners can have. For example, let's say there is a permit limit of 1 per owner. If an owner (regardless of what LLC they use) owns 6 homes in the city, they can only have 1 short term rental permit and the rest would either have to be long-term rentals or sold to new homebuyers, possibly opening up some of the market back to local residents/families. This would better prevent larger-scale operations that remove permanent/long-term housing from the already constrained market.

You could also put permit limits in certain zones. For instance, maybe in commercial zones there are no permit limits and in residential zones there is a limit of 1 per owner. Overall, a permit limit would be much easier for staff to enforce and would have less loopholes that could come up with just a host-occupancy requirement, although I think that requirement should be included in the permit limit situation as well. (so you could have 1 permit and it would have to be host-occupied).

An example of a place that has permit limits for short term rentals is Hood River, OR:
<https://hoodriver.municipal.codes/HRMC/5.10.080>(B)(4)

Thank you!

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted ☒ Yes

prior to the planning commission
public hearing date. *

From: [Louisville Metro](#)
To: [Haberman, Joseph](#); [Williams, Julia](#)
Cc: [Davis, Brian](#)
Subject: Public Hearing Item Comment Form [#204]
Date: Thursday, June 29, 2023 4:43:39 PM

Name *	Kristin Jackson
Address *	<input type="checkbox"/> 4710 Kitty Hawk Way Louisville , KY 40207 United States
Email	
Phone Number	
What is the case number of the development application? *	NA- short term rental
Comments *	Would like to speak in support of responsible short term rentals in Louisville and advocate for addressing the possible complaints or issues with short rentals instead of banning them.
Would you like the Louisville Metro case manager to contact you to discuss your comments? *	No

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#236]
Date: Thursday, June 29, 2023 2:45:43 PM

Name *	Marty Merkel
Email	
What is the Zip Code of your residence? *	40202
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	No more waivers for 40202. You are pushing people out of living Downtown! We want more residents not more STR's!!
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#235]
Date: Thursday, June 29, 2023 9:51:31 AM

Name * Patrick Shearon

Email

What is the Zip Code of your residence? * 40208

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

Increase penalties for unregistered STRs. The problem isn't those that are following the rules, it is those that are not following the rules.

Require higher burden of proof for owner occupancy, including re-proving occupancy on a regular basis (with yearly registration, every other year).

STRs are an important part of experiencing our city, it great ves visitors a "local" experience and allows them to connect with Louisville. Turning residential houses into full time hotels does not accomplish this. Owner occupied STRs are better for local owners, the city, and visitors. Craft regulations that strongly favor owner occupancy.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#237]
Date: Thursday, June 29, 2023 5:51:17 PM

Name *	Sally Spurr
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>Parking is the main issue in this neighborhood. Clifton area, N. Jane Street. , also other streets that run between Frankfort and Brownsboro along Sycamore Ave, (Keats, Clifton, etc). There is not enough parking to accommodate the residents, as most homes on these streets do not have private parking and must use on street parking.</p> <p>I suggest a parking analysis and neighborhood input in the form of variance and possible hearing required to add more short term rentals in this area.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#240]
Date: Friday, June 30, 2023 9:49:08 PM

Name *	Nicole Cissell
Email	
What is the Zip Code of your residence? *	40215
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>STR properties need to show proof of insurance.</p> <p>Properties need to show proof of ownership to the property or legal binding contract between STR host and property owner that a STR is allowed.</p> <p>STR cannot be allowed in current foreclosed or pre foreclosure properties.</p> <p>If they have a grill on the property there needs to be a fire Extinguisher close to grill and grill cannot be against fence.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#239]
Date: Friday, June 30, 2023 1:24:11 PM

Name * Jean Moore

What is the Zip Code of your residence? * 40205

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved? Please just stop this nonsense. This area is already overcrowded.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#241]
Date: Monday, July 3, 2023 2:00:12 PM

Name * Kirk Kandle

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

As a full-time resident in my residential property with a newly-constructed accessory dwelling unit above a new detached garage, I find the process ambiguous and confusing. The licensing and enforcement are inconsistent, expensive and time consuming. In residential areas, I want the host to be required to be the property owner and full-time resident. I agree with the concept of a Conditional Use Permit application process, but it should be streamlined and enforced consistently. If I have a neighbor who has skirted the process and is merrily listing a property on AirBnB and VRBO while I'm waiting for months and spending time and money navigating a regulatory process, any reasonable person would ask why bother? Especially when no one is likely to enforce the regulations requiring a Conditional Use Permit and a short term rental license.

I'm in favor of strict regulations and strict enforcement. My neighbors and my neighborhood are my first priority, way ahead of any rental income I may collect.

Also, I'm in favor of a buffer surrounding residential neighborhoods, where licenses for short term rental would be restricted as they are in the residential areas. For example: a narrow alley separates R-5 from C-1 on the East side of Bayly Ave. A company (not an individual primary resident/owner) runs an AirBnB with 18 beds advertised in one house! This cannot be good for the surrounding residential owners.

I'm happy to share my experience with any and all agencies to improve this process.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#242]
Date: Monday, July 3, 2023 3:35:42 PM

Name *	Pam Raque
Email	
What is the Zip Code of your residence? *	40207
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	STRs have no place in established neighborhoods. Our neighborhood (Rock Creek Gardens) is being threatened by the Beckmans who want to make their newly acquired property on Rock Creek Drive an STR. I don't understand why this proposal would even be considered in a neighborhood which is zoned for single family residences. A neighborhood consists of homes either owned by the people living there or by someone who is renting long term. An STR is a business, plain and simple.
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#243]
Date: Wednesday, July 5, 2023 3:18:44 PM

Name * Sandy Baily

Email

What is the Zip Code of your residence? * 40203

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. * ☒ Yes

How can the existing short term rental regulations be improved?

I was not notified of a commercial aurbnb being g approved w in 600 feet of me. If a rule exists that effects my property and prevents .me from being able to do something I should be notified not just the people next door and across the street

My neighbors have expressed they would rather have an airbnb next to them than a tennant they don't like. Airbnb people are for the most part only there for a short while.

I have a airbn close to me that has no off–street parking . They only have one spot infro t of their house due to it. Eing on a corner and they also have a rehearsal studio. I have had situations where their guests have been parked infront of 5 properties not belong to them. If I have guests I park out back and free up infront of house for guests.

We should have white divisions on road infro t of house and they should be marked withe the house number they are I front of . Keeps it fair

Louisville is extremely expensive to live in water and msd is double what I have paid in other cities. Gas for vehicles also sky high in jefferson county. We don't have an affordable housing crisis we have an affordable city crisis– this had led to some people having aibnbs to have a little bit more of an income to be able to afford the cost of living here.

I say limit the corporations that are buying up commercial aibnbs and let the mom and pop,ones and two ,to exist.

Stop the greedy corporations spoiling for everyone.

Allow residence to automatically have coach houses, garages duplex etc get licensed if they live in or on the property they should not need a conditional permit. This encourages a grass roots cottage industry highly functional and offering great service to our LOUISVILLE guests. There is a demand for them.

The MARKET place will also auto correct the problem if allowed to play out , if you stop the monopolies and oligarchs.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. * ☒ Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#245]
Date: Thursday, July 6, 2023 11:45:17 AM

Name *	Diane Cooke
Email	
What is the Zip Code of your residence? *	40206
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">• Yes
How can the existing short term rental regulations be improved?	<p>The notification process to the properties surrounding the STR needs to improve, several STR are in our neighborhood and we did not get notification on the change to allow short term rentals.</p> <p>Lexington Road Area Neighborhood Assoc would like to limit all short term rentals in the neighborhood.</p>
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">• Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#247]
Date: Thursday, July 6, 2023 2:04:36 PM

Name * Ronnie Jandt

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- No

How can the existing short term rental regulations be improved?

Hi, I am now facing Short Term Rentals in my neighborhood. I sent the following to Amy at the City Offices controlling same. ----- "Amy, Hi, I am writing you about CASE # 23-CUPPA-0104, that I believe you have been assigned. This is regarding a Conditional Use Permit application being sought by Scott Davison to use the property at 645 Emily Rd. (40206) for regular short-term rental such as AirBnB. I live at 641 Emily for the last 40 years, and while never having met the Davisons, I received a letter dated June 5, 2023, from them, as I assume my neighbors did. The letter introduced themselves, and told of their plans, since they just recently purchased the property in question. They included a copy of the NOTICE OF DEVELOPMENT APPLICATION filed with your agency. -----
----- After first reading his letter, I was impressed with it's general wording, and the awareness of Mr. Davison, that such use might not be welcomed by adjoining properties, AND I applauded that he was open with WE, the affected, rather than just trying to sneak this through (although you may have rules requiring such letters).

After having a day to process the letter, however, I am not at all happy with his proposal, and the probable unintended consequences of a property used thus. To the most basics, NO RENTERS EVER TAKE AS MUCH CARE OF A PROPERTY, AS OWNERS DO. That is just an undeniable fact. The house between his and mine, at 643, is the perfect example, as until the Trust that owned it, completely rebuilt the house and property, and sold it 2 years ago, renters were in it for the previous 17 YEARS. CRACKED WINDOWS, MISSING FRONT STORM DOOR, ERRATIC LAWN CUTTING, ZERO LEAF RAKING, CUIRTAINS & DOORS ALWAYS ASKEW, MISSING ROOF SHINGLES, Etc., Etc. It was an immense eyesore to the whole neighborhood, and whenever any neighbor politely brought up to them, fixing some of the aforementioned, they always replied that they wouldn't spend the money, since IT WASN'T their property. I tolerated for 5 years, 15 years ago, renters on my other side (639), that thought cutting the grass once or twice a summer was sufficient. There are still some derelict owners in the middle of Emily, BUT for the most-part, we finally have a decent bunch of mature owners at our end of Emily, and would like to keep it that way.

Mr. Davison may be a wonderful person that I would like for a neighbor, BUT I believe he is selling us and/or himself a bill of goods regarding his ability to control a property or it's occupants, when he doesn't live within a hundred miles of it. I've had other owners promise me to my face that they would only rent to quality renters !! NEVER WORKS !! First of all, the fact that only Mr. Davison's 22 year old son will live there for the next year is not a great endorsement. Most single 22 year old men, are all about partying the night away, with lots of friends and unknowns crashing those parties,

when they know there is a house available with no older adults. I know. I was a 22 year old male once upon a time, BUT I realize with Mr. Davison owning the house, his son can certainly legally live there. The far bigger concerns are the proposed short term rentals that are to start next summer. Regular long term renters are at least somewhat accountable for aberrant behavior, loud parties & lack of property maintenance, in that they still have to face WE settled owners the next week, or the next month.

Short-Term renters have no such constraints on their actions, since they will be gone in short order, and/or in many cases, we the neighbors may never even meet them --- we would just be saddled with their aftermath. AND, short-term renters that don't technically live at that address have zero reason to protect the property, NOR care for the exterior's appearance. Short-Term renters don't CUT GRASS. Who's going to cut the grass all Spring, Summer & Fall ?? Will the Davisons employ a local Property Manager to Cut the Grass, and perform outside maintenance ?? That's hard to envision, since that would radically diminish their profit margin. Mr. Davison alludes to that they will regularly visit the property, but given that Morehead is 136 miles from Louisville, I am quite sure that he will not be coming up every week, when the grass needs cutting weekly. He stated we would be given his personal phone number in case there was a problem, but while that sounds nice & accommodating, reality teaches us that such a call from us, whether regarding a loud party, or a property emergency could get no immediate assistance from a man 136 miles away.

The fact that he rents the house across from his Morehead house to a college student, brings us no comfort that he won't do the same here. College students are the last people on the planet any of us want living next door to us. There is no group more prone to out-of-control parties. By close proximity, he may have total control of said renters across the street from his primary residence, BUT it would be impossible for him to exert the same controls, OR ANY CONTROLS, from a 136 mile distance. Finally, it is even more worrisome that he states, he would not rent to more than 6 adults. WHAT A STATEMENT !! What's worse than one college student, but 6 college students. In case you don't know Amy, these houses on the Mellwood end of Emily, are all cookie-cutter, houses, measuring 870 Square Feet. They are as small as a house can possibly be, and still have 3 bedrooms. They were built quickly in the 1950's to rehouse small young families that were displaced by the building of the Watterson Expressway. These are starter homes, and CANNOT adequately hold 6 adults, without tripping all over each other.

I wish the Davisons good fortune in their endeavors, and I would be delighted to have them as FULL-TIME neighbors, BUT I and the other neighbors I have spoken with, stringently urge Louisville Metro Planning to DENY this permit, for the sake of a quiet little neighborhood, that would like to control it's own destiny, and remain that way. ----- PLEASE PUT THIS IN YOUR FILES AS AN OFFICIAL DOCUMENT CHALLENGING THE APPLICATION of Case #23-CUPPA-0104. Thank you for your time and considerations". Sincerely, Ronnie Jandt

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#248]
Date: Thursday, July 6, 2023 4:19:49 PM

Name * Christi Leonard

Email

What is the Zip Code of your residence? * 40023

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

I am in rural Metro Louisville (40023) working on my CUP with Mrs Amy Brooks. She has been wonderful with keeping me up with my to do list and "what's next".she and I have been able to be very prompt in getting the CUP complete for the last step, scheduling the Metro Louisville meeting. I am disappointed that so many CUP applications from highlands and U of L area and those requesting approval due to the 600' perimeter are backing up the process. When we think about fairness it seems there should be some way to allow for priority to those zip codes who are less populated or more rural. We started our process in late March and now find out that there is a hold on scheduling meetings. I see that the new ordinances will help with the "log jam" but it does not speak to the discrimination of CUP requirements for the rural areas of Louisville who aren't in neighborhoods, have large acreage and are interested in offering a STR to visitors who want to stay out of the city. In conclusion, thank you for the change of rules to help quicken the process, however they do not promote STR outside the city areas.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#249]
Date: Friday, July 7, 2023 4:43:25 PM

Name *	Brett Grigsby
Email	
What is the Zip Code of your residence? *	40217
Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *	<ul style="list-style-type: none">No
How can the existing short term rental regulations be improved?	Leave it alone and let people do the CUP and Registration on commercial or OR zoned properties
Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *	<ul style="list-style-type: none">Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#251]
Date: Tuesday, July 11, 2023 12:55:39 PM

Name * Lisa Lattis

Email

What is the Zip Code of your residence? * 4017

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

The STR located at 1701 S Preston St is not clearing trash from rental to rental as it should. They continually put trash in the recycle can and Metro Waste doesn't collect it. They have one city trash can and one much smaller trash can that they share with the STR at 1707 S Preston St. Currently the trash is strewn across the apron of the garage in the alley and across the backyard. Also, they are not maintaining the grass, it is tall and weeds are getting very thick on the fence. I would be embarrassed to rent this house to anyone. It is disgusting on the outside. I don't know how they expect one trash can to sustain an STR that sleeps fourteen people. I have reported this house to Metro 311 so many times, it's ridiculous. Something needs to be done about the STR's that are owned by trashlords.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes

From: [Wufoo](#)
To: [Haberman, Joseph](#)
Subject: Short Term Rental Comments [#252]
Date: Wednesday, July 12, 2023 8:01:40 AM

Name * Don Clark

Email

What is the Zip Code of your residence? * 40206

Would you like to be notified about the planning commission public hearing date? This hearing has not been scheduled yet. *

- Yes

How can the existing short term rental regulations be improved?

There are circumstances where an adult child is living with adult parents or grandparents. The parents or grandparents are happy to have part of their home or an outbuilding provide a STR and create income for the adult child so the adult child can better support themselves. This helps the adult child not rely completely on the parent . however the parents do not have the desire nor skill to be the host of the STR. I believe the proposed amendment to make only owners the host is putting an undue burden on parents/ grandparents that are providing needed housing for their children.

Do you want your comments to be included in the official record? Please note that in order to be part of the record, comments must be submitted prior to the planning commission public hearing date. *

- Yes