



Louisville Metro Government

Meeting Agenda – Final

Planning and Zoning Committee

Chair Madonna Flood (D-24)

Vice Chair Scott Reed (R-16)

Committee Member Phillip T. Baker (D-6)

Committee Member Ben Reno-Weber (D-8)

Committee Member Jennifer Chappell (D-15)

Committee Member Betsy Ruhe (D-21)

Committee Member Robin Engel (R-22)

Committee Member Khalil Batshon (R-25)

May 02, 2023

1:00 PM

Council Chambers/Virtual

THIS MEETING IS BEING HELD VIA VIDEO TELECONFERENCE

12. **O-072-23** AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON CONDITIONAL USE PERMIT APPLICATIONS FOR SHORT TERM RENTALS AND NEW REGISTRATIONS FOR SHORT TERM RENTALS IN LOUISVILLE METRO CERTAIN IMPACTED NEIGHBORHOODS PENDING A REVIEW AND RECOMMENDED CHANGES BY THE PLANNING COMMISSION. (AS AMENDED)

9/14/23 SPONSORSHIP WITHDRAWN

Sponsors:

ORDINANCE NO. _____, SERIES 2023

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON
CONDITIONAL USE PERMIT APPLICATIONS FOR SHORT TERM
RENTALS AND NEW REGISTRATIONS FOR SHORT TERM RENTALS
IN LOUISVILLE METRO CERTAIN IMPACTED NEIGHBORHOODS
PENDING A REVIEW AND RECOMMENDED CHANGES BY THE
PLANNING COMMISSION. (AS AMENDED)

SPONSORED BY: SPONSORSHIP WITHDRAWN

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) passed Resolution No. 143, Series 2022 requesting that the Louisville Metro Planning Commission (the “Planning Commission”) review the Louisville Metro Land Development Code (“LDC”) and Section 115 of the Louisville/Jefferson County Metro Government Code of Ordinances (“LMCO”) relating to Short Term Rentals; and

WHEREAS, ~~certain neighborhoods~~ Louisville/Jefferson County Metro (“Metro”) ~~has~~ been more negatively significantly impacted by Short Term Rentals due to a variety of factors across the city ~~the current policies as to where Short Term Rentals are permitted by right with special standards and the~~, specifically, ~~the Phoenix Hill, Butchertown, and Clifton Heights, Clifton, Original Highlands, and Tyler Park neighborhoods;~~ and

WHEREAS, ~~certain other neighborhoods were also negatively impacted by the proliferation of short term rentals approved in those neighborhoods prior to the enactment of the 600 foot rule and the current permitting of Short Term Rentals by right with special standards if the property is the primary residence of the host, specifically, the Cherokee Triangle, Deer Park, Belknap, Hayfield Dundee, Highlands Douglass, Hawthorne, Bonnycastle and Tyler Park neighborhoods and Strathmoor Village (collectively with the~~

~~Phoenix Hill, Butchertown, Clifton Heights, Clifton, Original Highlands and Tylor Park neighborhoods, (the “Impacted Neighborhoods”); and~~

WHEREAS, the Council wants to create a period of time wherein no new Short Term Rentals are created, either through conditional use permits or new registrations under LMCO 115 (renewals would still be permitted) in Metro ~~the Impacted Neighborhoods~~ while the Planning Commission reviews potential changes to Short Term Rentals; and

WHEREAS, it is anticipated that the review pursuant to Resolution No. 143, Series 2022 will take approximately six months to complete; and

WHEREAS, during the pendency of such review, the Council desires to preserve the status quo in Metro ~~the Impacted Neighborhoods~~ by preventing changes that might render the Planning Commission’s review meaningless.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: There is hereby imposed a moratorium on the acceptance and further processing by Louisville Metro Planning & Design Services and Louisville/Jefferson County Board of Zoning Adjustment (“BOZA”) of any applications for conditional use permits for short term rentals pursuant to Section 4.2.63 of the LDC for properties in Metro ~~the Impacted Neighborhoods~~ which have not been scheduled, as of the effective date of this Ordinance, for a public hearing by BOZA. Applications that have a scheduled public hearing by BOZA as of the effective date of this Ordinance (“Scheduled Public Hearing”) may continue to be processed and decided upon by BOZA.

SECTION II: There is hereby imposed a moratorium on the acceptance and further processing by Louisville Metro Planning & Design Services and Develop Louisville of any

new short term rental annual registration applications pursuant to LMCO 115.516 (renewals may still be processed), for properties in Metro ~~the Impacted Neighborhoods~~, other than new applications resulting from a conditional use permit approved by BOZA at a Scheduled Public Hearing.

SECTION III: This Ordinance shall take effect upon its passage and approval or otherwise becoming law and shall remain in effect until the earlier of 1. Council taking final action on the anticipated amendments or 2. for a period of one hundred eighty (180) calendar days after its effective date unless repealed ~~or extended~~.

Sonya Harward
Metro Council Clerk

Markus Winkler
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

ORDINANCE NO. _____, SERIES 2023

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CONDITIONAL USE PERMIT APPLICATIONS FOR SHORT TERM
RENTALS AND NEW REGISTRATIONS FOR SHORT TERM RENTALS
IN CERTAIN IMPACTED NEIGHBORHOODS PENDING A REVIEW AND
RECOMMENDED CHANGES BY THE PLANNING COMMISSION. (AS
AMENDED)**

SPONSORED BY: COUNCIL MEMBERS ARTHUR AND BAKER

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) passed Resolution No. 143, Series 2022 requesting that the Louisville Metro Planning Commission (the “Planning Commission”) review the Louisville Metro Land Development Code (“LDC”) and Section 115 of the Louisville/Jefferson County Metro Government Code of Ordinances (“LMCO”) relating to Short Term Rentals; and

WHEREAS, certain neighborhoods have been more negatively impacted by Short Term Rentals due to the current policies as to where Short Term Rentals are permitted by right with special standards, specifically, the Phoenix Hill, Butchertown, ~~and~~ Clifton Heights, Clifton, Original Highlands and Tyler Park neighborhoods; and

WHEREAS, certain other neighborhoods were also negatively impacted by the proliferation of short term rentals approved in those neighborhoods prior to the enactment of the 600 foot rule and the current permitting of Short Term Rentals by right with special standards if the property is the primary residence of the host, specifically, the Cherokee Triangle, Deer Park, Belknap, Hayfield Dundee, Highlands Douglass, Hawthorne, Bonnycastle and Tyler Park neighborhoods and Strathmoor Village (collectively with the Phoenix Hill, Butchertown, Clifton Heights, Clifton, Original Highlands and Tyler Park neighborhoods, the “Impacted Neighborhoods”); and

WHEREAS, the Council wants to create a period of time wherein no new Short Term Rentals are created, either through conditional use permits or new registrations under LMCO 115 (renewals would still be permitted) in the Impacted Neighborhoods while the Planning Commission reviews potential changes to Short Term Rentals; and

WHEREAS, it is anticipated that the review pursuant to Resolution No. 143, Series 2022 will take approximately six months to complete; and

WHEREAS, during the pendency of such review, the Council desires to preserve the status quo in the Impacted Neighborhoods by preventing changes that might render the Planning Commission's review meaningless.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

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SECTION II: There is hereby imposed a moratorium on the acceptance and further processing by Louisville Metro Planning & Design Services and Develop Louisville of any new short term rental annual registration applications pursuant to LMCO 115.516 (renewals may still be processed), for properties in the Impacted Neighborhoods, other

than new applications resulting from a conditional use permit approved by BOZA at a Scheduled Public Hearing.

SECTION III: This Ordinance shall take effect upon its passage and approval or otherwise becoming law and shall remain in effect for a period of one hundred eighty (180) calendar days after its effective date unless repealed or extended.

Sonya Harward
Metro Council Clerk

Markus Winkler
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-072-23 Temporary Moratorium Short Term Rentals in Impacted Neighborhoods.docx (as amended) (CAM) (lf)

ORDINANCE NO. _____, SERIES 2023

**AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON
CONDITIONAL USE PERMIT APPLICATIONS FOR SHORT TERM
RENTALS AND NEW REGISTRATIONS FOR SHORT TERM RENTALS
IN CERTAIN IMPACTED NEIGHBORHOODS PENDING A REVIEW AND
RECOMMENDED CHANGES BY THE PLANNING COMMISSION.**

SPONSORED BY: COUNCIL MEMBER JECOREY ARTHUR

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) passed Resolution No. 143, Series 2022 requesting that the Louisville Metro Planning Commission (the “Planning Commission”) review the Louisville Metro Land Development Code (“LDC”) and Section 115 of the Louisville/Jefferson County Metro Government Code of Ordinances (“LMCO”) relating to Short Term Rentals; and

WHEREAS, certain neighborhoods have been more negatively impacted by Short Term Rentals due to the current policies as to where Short Term Rentals are permitted by right with special standards, specifically, the Phoenix Hill, Butchertown and Clifton Heights neighborhoods (the “Impacted Neighborhoods”); and

WHEREAS, the Council wants to create a period of time wherein no new Short Term Rentals are created, either through conditional use permits or new registrations under LMCO 115 (renewals would still be permitted) in the Impacted Neighborhoods while the Planning Commission reviews potential changes to Short Term Rentals; and

WHEREAS, it is anticipated that the review pursuant to Resolution No. 143, Series 2022 will take approximately six months to complete; and

WHEREAS, during the pendency of such review, the Council desires to preserve the status quo in the Impacted Neighborhoods by preventing changes that might render the Planning Commission's review meaningless.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

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SECTION III: This Ordinance shall take effect upon its passage and approval or otherwise becoming law and shall remain in effect for a period of 180 calendar days after its effective date unless repealed or extended.

Sonya Harward
Metro Council Clerk

Markus Winkler
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

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SPONSORED BY: COUNCIL MEMBERS ARTHUR AND BAKER

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WHEREAS, it is anticipated that the review pursuant to Resolution No. 143, Series 2022 will take approximately six months to complete; and

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SECTION II: There is hereby imposed a moratorium on the acceptance and further processing by Louisville Metro Planning & Design Services and Develop Louisville of any new short term rental annual registration applications pursuant to LMCO 115.516 (renewals may still be processed), for properties in ~~Metro the Impacted Neighborhoods~~, other than new applications resulting from a conditional use permit approved by BOZA at a Scheduled Public Hearing and new applications on owner occupied, residentially zoned properties. For purposes of determining owner occupation pursuant to this section, if the name of the applicant matches that of the owner of the property according to Lojic and the property is determined to be the same individual's primary residence pursuant to existing procedures, then the new short term rental annual registration application may be accepted and processed.

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Sonya Harward
Metro Council Clerk

Markus Winkler
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-072-23 Temporary Moratorium Short Term Rentals in Metro (Tier 3 Amend).docx (TF 6-1-23)



Louisville Metro Government

Master

File Number: O-072-23

File ID: O-072-23

Type: Ordinance

Status: New Business

Version: 1

Reference:

In Control: Planning and Zoning Committee

File Created: 04/10/2023

File Name:

Final Action:

Title:

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON CONDITIONAL USE PERMIT APPLICATIONS FOR SHORT TERM RENTALS AND NEW REGISTRATIONS FOR SHORT TERM RENTALS IN CERTAIN IMPACTED NEIGHBORHOODS PENDING A REVIEW AND RECOMMENDED CHANGES BY THE PLANNING COMMISSION.

Internal Notes:

Agenda Date: 04/13/2023

Sponsors: Primary Jecorey Arthur (D-4)

Enactment Date:

Attachments: O-072-23 V.1 041323 Temporary Moratorium Short Term Rentals in Impacted Neighborhoods.pdf

Enactment Number:

Contact:

Hearing Date:

Entered by: brianna.wright@louisvilleky.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	2	4/10/2023	Laura Ferguson	Approve	4/19/2023
1	3	4/10/2023	Brianna Wright	Approve	4/10/2023
1	5	4/10/2023	Metro Clerk's Office	Approve	4/19/2023

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File O-072-23

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CONDITIONAL USE PERMIT APPLICATIONS FOR SHORT TERM RENTALS AND NEW REGISTRATIONS FOR SHORT TERM RENTALS IN CERTAIN IMPACTED NEIGHBORHOODS PENDING A REVIEW AND RECOMMENDED CHANGES BY THE PLANNING COMMISSION.

SPONSORED BY: COUNCIL MEMBER JECOREY ARTHUR

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WHEREAS, it is anticipated that the review pursuant to Resolution No. 143, Series 2022 will take approximately six months to complete; and

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Sonya Harward
Metro Council Clerk

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President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-072-23 Temporary Moratorium Short Term Rentals in Impacted Neighborhoods.docx (lf)

March 15, 2023

Dear Metro Council Members Jecorey Arthur and Andrew Owen,

Two Community Councils (Clifton and Clifton Heights) and three Neighborhood Associations (Butchertown, Irish Hill and Phoenix Hill) have joined together to discuss concerns in our respective neighborhoods regarding short term rentals (STRs). We write this letter to express our full support for the short-term rental ordinance that would impose a temporary moratorium on conditional use permit applications and new registrations in neighborhoods that have experienced the adverse effects of STRs.

Both individually and collectively our neighborhoods have seen a significant increase in short-term rentals in recent years. Currently, of STRs registered, there are 45 in Clifton with 7 pending, 60 in Clifton Heights, 52 in Phoenix Hill and 25 in Butchertown. These figures capture only those registered, yet give you some idea of the significant impact STRs are having on available housing and rental stock. In Phoenix Hill and Butchertown, for example, STRs make up 20% of the single family homes. On one small block in the western part of Phoenix Hill out of the 25 single family homes 8 are STRs. One resident noted, until recently, he had four households of neighbors that were now gone, replaced by STRs. Two new owners reside out of state. Vacant lots have been purchased on Liberty, Wenzel, and East Jefferson, been developed, sold at a well elevated price for this neighborhood and are listed as Airbnbs. Unfortunately in this part of Phoenix Hill it is zoned OR2 which has allowed the STRs to operate within 600 feet of each other without a conditional use permit. This is one of the main reasons that we are asking for the moratorium so that we can evaluate what can be done so a neighborhood doesn't dissolve into blocks of STRs.

Our main concerns with short-term rentals are the negative impact they can have on the quality of life for residents, reduction in the number of long-term residents, and the erosion of the sense of community that we have worked hard to build in our respective neighborhoods. When short-term rentals are allowed to operate without adequate regulations, they can create noise, traffic, and parking problems that disrupt the peaceful neighborly atmosphere that we cherish. In addition, the constant turnover of short-term renters can lead to a lack of accountability and a sense of transience that undermines the stability of our community. STRs are often owned by absentee landlords who do not have a stake in our community and who may not be invested in maintaining the quality of life for our residents. Additionally, only conditional use permit applicants are required to adhere to the 600-foot Rule. Host occupied units and properties zoned OR2 are not required to meet this requirement when registering for STR status. Many in the 'host' category are not present on the property as implied in their registered status.

Additionally, the proliferation of STRs has had an impact on the availability of affordable housing - both homes and apartments - in our neighborhoods. Many landlords have converted long-term rental properties into short-term rentals or have swooped in to purchase homes that otherwise could have been available for a potential homeowner. This directly competes with

market demand, leading to higher cost of home ownership, higher rental prices, and a shortage of housing for families and individuals who wish to make our neighborhoods their long-term home. We believe that there must be a balance between economic interests and the well-being of our neighborhoods.

We appreciate the continuing efforts of the Louisville Metro Planning Commission and the Council to review the current policies relating to short-term rentals, and we believe that this moratorium will provide a much-needed period of stability and reassessment while this review takes place. We also appreciate the efforts of the Council to create a period where no new short-term rentals are created, whether through conditional use permits or new registrations, while the Planning Commission reviews potential changes to short-term rentals.

We urge you to pass this ordinance and to ensure that it is fully enforced to protect our neighborhood and its residents. Our neighborhoods have compiled recommendations which we feel would strengthen the policies regulating short-term rentals while allowing for responsible and sustainable short-term rental operations (see below). We look forward to sharing these recommendations and to working with you and other members of the Council to address this important issue and to ensure that our neighborhoods remain safe and vibrant communities for years to come.

Sincerely,

Kari Haan, President, Butchertown Neighborhood Association

Mike O'Leary, President, Clifton Community Council

Alison H. Johnson, President, Clifton Heights Community Council

Lisa Santos, Chair, Irish Hill Neighborhood Association

Kristi Ashby, Phoenix Hill Neighborhood Association

Suggested recommendations for the Planning commission to consider:

- Extend the 600-foot rule to 1,000-feet and adhere to this distance for all STRs regardless of zoning or 'host' occupancy; Phoenix Hill asks that this be front and center on all requests. The reason for the proliferation in our neighborhood is due to our OR2 zoning.
- require all STR operators to go through the Conditional Use Permit process
- require STR operators to comply with regulations such as safety standards, noise and realistic occupancy limits
- require that the STR is the primary residence of the owner
- enforce penalties for STR operators who violate regulations, including automatic revocation of their license and a fine for repetitive violations
- require that STR platforms, such as Airbnb and Vrbo collect and remit local taxes on behalf of their hosts
- rigorous enforcement accompanied by an up-to-date STR directory map of registrants

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.

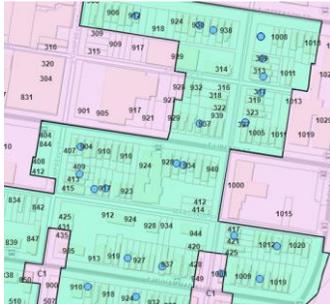
Creating commercial zoning between homes disrupts the peaceful use and enjoyment of residential properties.

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.