

**ORDINANCE NO 01-2023  
CITY OF GRAND RIVERS, KENTUCKY**

**SHORT-TERM RENTALS**

**AN ORDINANCE ESTABLISHING REGULATIONS FOR THE OPERATION OF SHORT-  
TERM RENTALS IN THE CITY OF GRAND RIVERS**

**WHEREAS**, the city of Grand Rivers has determined that regulating short-term rentals within the city of Grand Rivers is necessary to protect the safety and welfare of the community, and

**WHEREAS**, the City of Grand Rivers desires to prescribe regulations for the operation of short-term rentals within the City of Grand Rivers

**NOW/ THEREFORE BE IT ORDAINED BY THE CITY OF GRAND RIVERS, KENTUCKY AS**

**FOLLOWS:**

**City of Grand Rivers Ordinance 04-2023 is hereby enacted as follows:**

**Section 1:Definitions:** The following definitions shall apply to this Ordinance:

**CITY** – The City of Grand Rivers

**CITY CLERK** – The City Clerk of Grand Rivers

**DWELLING UNIT** – A detached single-family dwelling, attached single-family dwelling, or single unit within a multiple-family dwelling.

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

**HOSTING PLATFORM** – A website, mobile application, or other electronic platform that generally allows an owner or tenant to advertise a dwelling unit and provide for a means for potential transient guests to arrange short-term rental and payment.

**MAYOR** – The Mayor of the City of Grand Rivers

**SHORT-TERM RENTAL** – A dwelling unit or any part thereof that is rented, leased or otherwise assigned, by a host through the use of a hosting platform, to a transient guest for a duration of thirty consecutive days or less. This term does not include or apply to hotels, motels, or marina resort facilities.

**TRANSIENT GUEST** – A person or persons who enter into a contractual arrangement with a host whereby the person or persons pays rent to the host, or to a person designated by the host to receive rent, including through the use of a hosting platform, in exchange for occupancy of a short-term rental for a duration of thirty consecutive days or less.

**SECTION 2:GENERAL PROVISION:**

(A) All owners of real property that intend to utilize their property as a short-term rental shall obtain a permit from the City Clerk. The owner shall complete a registration form which shall, at a minimum, include the following:

- (1) The name, address, telephone number, e-mail address, and social security or EIN number of owner.
- (2) The name and contact information of a person residing within fifty miles or within a one-hour response time of the short-term rental that shall be responsible for addressing any safety or maintenance concerns; and
- (3) The physical address of the short-term rental, and unit number, if applicable.

(B) Registration shall be renewed annually on or before July 1 of each year. An annual registration fee of one hundred dollars shall accompany each registration form. Registration under this chapter is nontransferable. A new owner of a short-term rental property shall file a new registration prior to offering the property for short-term rental.

#### **SECTION 4: RESPONSIBLE PARTY**

(A) The host shall be responsible for the short-term rental's compliance with the City's Code of Ordinances, the City's Zoning Ordinance, all adopted electrical, plumbing, building, and fire codes, and all other applicable laws and regulations, including restrictive covenants.

#### **SECTION 5: GENERAL REQUIREMENTS**

The following general requirements shall apply to all short-term rentals within the City of Grand

Rivers:

- (A) Proof of current insurance covering fire, hazards, and general liability shall be presented annually to the City Clerk with the annual registration. Liability insurance shall have limits of not less than \$1,000,000. This insurance coverage shall be continuous during periods of short-term rental.
- (B) Owners of real property who register their property for short-term rental shall notify all adjoining property owners of the registration.
- (C) All short-term rental occupants shall abide by all applicable noise, nuisance, and waste restrictions of the city.
- (D) The short-term rental unit shall have approved smoke alarms (which are subject to inspection by local authorities at the time of application and any renewals thereafter to ensure

compliance with applicable fire codes) meeting underwriter's laboratory (UL) standards in the following locations:

- (1) All sleeping rooms.
- (2) Every room in the path of means of egress from a sleeping area to the main exit.
- (3) Each story, including basements.
- (E) No food shall be prepared or served by the owner or responsible party to the transient guests.
- (F) Contact information for the host shall be conspicuously posted within the short-term rental unit. This shall include names and phone numbers that can be reached twenty-four (24) hours per day, seven (7) days per week for the entire duration of the rental period.
- (G) Outdoor signage advertising short-term rentals shall not exceed nine (9) square feet.
- (H) The principal renter of any short-term rental unit within the City of Grand Rivers shall be at least twenty-five (25) years of age.
- (I) There shall be a minimum of one (1) parking space for each room offered at each short-term rental within the City of Grand Rivers.
- (J) A clearly marked evacuation plan must be conspicuously posted on the premises of each short-term rental unit within the City of Grand Rivers.
- (K) No portable building, recreational vehicles, boats stored on land, or treehouses shall be utilized as short-term units within the City of Grand Rivers.

#### **SECTION 6: MAXIMUM OCCUPANCY**

The maximum number of occupants permitted in any short-term rental at any one time shall not exceed more than twice the number of sleeping rooms plus four. The occupancy maximum shall be conspicuously posted within the unit. Advertising a short-term rental for more occupants than allowed by this ordinance shall be grounds for revocation of the permit.

#### **SECTION 7: MINIMUM OCCUPANCY**

No short-term rental shall be for a period of less than twenty-four (24) hours.

#### **SECTION 8: PAYMENT OF TAXES REQUIRED**

- (A) If applicable, all hosts shall obtain a city occupational license prior to listing his, her, or its property for short-term rental.
- (B) If applicable, all hosts shall be responsible for payment of all transient room taxes and occupational license taxes.
- (C) All hosts are ultimately responsible for the remittance of applicable taxes associated with short term rentals within the City of Grand Rivers, including (but not limited to), sales tax.

#### **SECTION 9: COMPLAINTS**

The following regulations shall apply to the administration of complaints related to the short-term rental property:

- (A) Upon the filing of a complaint regarding the short-term rental unit, the City shall notify the registrant of such complaints.

- (B) If the City determines that violation of this section or any other ordinance or law relating to the short-term rental has occurred, the right to operate the short-term rental may be revoked by the City Clerk. Before any revocation action is taken, the City Clerk shall give the real property owner fifteen (15) days written notice of the alleged violations and an opportunity to respond.
- (C) The real property owner may appeal the revocation of the short-term rental registration to the mayor. The mayor shall reduce his or her decision in writing.

**SECTION 10: PENALTY**

- (A) Any person who violates any provision of this chapter shall be subject to a civil penalty of one hundred dollars (\$100.00) per day for each day the property is in violation of the Ordinance. Each day of violation constitutes a separate offense.
- (B) The City shall possess a lien on property for all civil fines, penalties, charges, past-due amount, fees, attorney fees, and all other reasonable costs associated with enforcing this chapter, and the place of a lien on a parcel of real property pursuant to this Ordinance. The lien shall be superior to and have priority over all other liens filed subsequently, except state, county, school board and city taxes.
- (C) Failure to register property and pay the registration fee in accordance with this Ordinance or revocation, suspension, or denial of said registration license, any constitute grounds for denial of or revocation of any and all other licenses and privileges to do business in the City, including, but not limited to, the occupational licenses.
- (D) The remedies and penalties provided herein are not to be deemed exclusive. They shall be in addition to and do not supersede or preempt other remedies such as condemnation, written violation order and warning, citations, nuisance code violation remedies, etc. Further, the remedies herein do not supersede or affect the legal right and remedies provided under the law to the tenants vis-à-vis the land in any short-term rental dwelling or unit therein.

All ordinances, orders, resolutions, motions or parts thereof insofar as some may be in conflict herewith are repealed.

This ordinance shall be published and take effect thereafter.

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Date of First Reading of Ordinance: August 8, 2023

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Date of Second Reading of Ordinance: September 12, 2023

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Date of Publication of Ordinance: September 22, 2023

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Ordinance published in: Livingston Ledger September 29, 2023

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Ordinance Referenced: Minutes Book by date , Page 208

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B.T. Moodie, Mayor

ATTEST:

  
Gayla J Smith, City Clerk

Certification

I, Gayla J Smith, do hereby certify that I am the duly appointed clerk of the City of Grand Rivers, Kentucky, that the foregoing Ordinance is a true and correct copy of an ordinance duly adopted at a meeting of the City Council on September 12, 2023, that the Ordinance referred to therein is in the form presented to said meeting and in the form executed, and the said ordinance appears as a matter of public record in the Official City Ordinance Book and is still in full force and effect.

IN TESTIMONY WHEREOF, witness my signature on this 18<sup>th</sup> day of September, 2023.

  
Gayla J Smith, City Clerk