

ORDINANCE O-02-2021

AN ORDINANCE ADDING SHORT TERM RENTAL REGULATIONS TO THE FORT THOMAS CODE OF ORDINANCES.

WHEREAS, the Board of Council has adopted Ordinance O-02-2021 amending the Zoning Ordinance to authorize short term rentals in the city;

WHEREAS, as a result of the authorization of short term rentals in the city, there is a need for regulations;

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FORT THOMAS, CAMPBELL COUNTY, KENTUCKY:

SECTION I

SHORT TERM RENTAL REGULATIONS.

- (A) Rules and Regulations for Short-Term Rentals. The operation of short-term rental units is subject to all of the following standards and conditions:
- (1) An annual permit/license from the city is required. The fee for the initial permit/license is One Hundred Dollars (\$100.00) and the annual fee for each renewal is Fifty Dollars (\$50).
 - (2) A copy of a current business liability insurance policy is required to be submitted to the City each year at the time an application for a permit is filed.
 - (3) Occupational taxes shall be paid to the City.
 - (4) Each dwelling used for short-term rental shall be subject to inspection by the Building Inspector prior to the issuance of an annual business permit/license and at all renewals.
 - (5) Short-term rental units are permitted in attached single-family dwellings, detached single-family dwellings, two family dwellings, town homes, the Central Business District housing, condominiums, and landominiums. Owners of rental properties must consent to short term rental units. Condominium/Landominium owners must have written permission from the homeowners' association.
 - (6) Short-term rental guests shall not stay more than twenty-nine (29) consecutive days in duration.
 - (7) All short-term rental buildings and units shall be in compliance with applicable building codes.
 - (8) Bed and Breakfasts must be in compliance with their distinct building codes
 - (9) Contact information for the owner(s) must be posted in a conspicuous location within each unit of the short-term rental.
 - (10) Evacuation plan must be posted in a conspicuous location within each unit of the short-term rental permit.

- (11) If property is subject to two (2) or more substantiated civil and/or criminal complaints, the Zoning Administrator may revoke the approval of the short-term rental permit/license.
- (12) Parking: Host must provide one off-street parking space per guest room of short-term rental contract.
- (13) Number of Persons Allowed: No more than two adults per bedroom. Maximum of six adults per home.
- (14) Noise Ordinance: Each unit shall comply with the City's Noise Ordinance. A copy of said Ordinance shall be posted in a conspicuous place within the unit.
- (15) The owner(s) Host is responsible for giving adjoining neighbors contact information.
- (16) Any person who shall violate a provision of this Chapter shall be subject to a fine of Five Hundred Dollars (\$500.00),
- (17). The city shall have the right to seek civil injunctive relief against any person(s) who rent(s) any rental unit in the absence of a valid rental license and the city shall recover the litigation costs and attorney fees incurred by the City therein.

SECTION II

All ordinances, resolutions or parts thereof, in conflict with the provisions of this ordinance, are to the extent of such conflict, hereby repealed.

SECTION III

This Ordinance shall be in effect when read, passed and published according to law.

APPROVED:

Eric Haas, Mayor

First Reading: March 15,2021

Second Reading: April 19, 2021

Published: April 29, 2021

ATTEST:

Melissa K. Beckett, City Clerk