

1 AN ACT relating to property.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 381 IS CREATED TO
4 READ AS FOLLOWS:

5 *(1) As used in this section, "short-term rental" means the rental of a single-family*
6 *home, dwelling unit in a single-family home, dwelling unit in a two (2) family or*
7 *multifamily dwelling, or a dwelling unit in a condominium, cooperative, or time*
8 *share, for terms of less than thirty (30) days at a time.*

9 *(2) For purposes of any deed restriction, restrictive covenant, or other conveyance*
10 *containing a restriction on the use of real property:*

11 *(a) "Single-family residence" and other substantially similar terms shall not be*
12 *construed to exclude properties which are rented out by the owner as a*
13 *short-term rental on a part-time basis; and*

14 *(b) "Commercial uses" and other substantially similar terms shall not be*
15 *construed to include properties which are rented out by the owner as a*
16 *short-term rental on a part-time basis.*

17 *(3) A property owner shall be restricted from using his or her property as a short-*
18 *term rental pursuant to a deed restriction, restrictive covenant, or other*
19 *conveyance containing a restriction on the use of real property only if the*
20 *restriction explicitly and unambiguously prohibits that use.*