

**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:**

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Eric Haas, Mayor

First Reading: March 15,2021

Second Reading: April 19, 2021

Published: April 29, 2021

**ATTEST:**

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Melissa K. Beckett, City Clerk