

**AN ORDINANCE OF THE CITY OF FAIRVIEW, IN KENTON KENTUCKY TO DEFINE AND PROHIBIT SHORT TERM RENTALS OF RESIDENTIAL REAL ESTATE AND PROVIDE PENALTIES FOR THE VIOLATION THEREOF**

**WHEREAS**, the City of Fairview has considered a request to prohibit short term rentals within its city limits; and,

**WHEREAS**, the city has heard from numerous citizens of the city that it is desirous to the interests of the city to prohibit the short term leasing of real estate located within the city;

**WHEREAS**, the City of Fairview has determined that it is in the best interests of its citizenry to adopt the within Ordinance due in part to the inability to properly identify those individuals who would be in the city for a short term rental in order to provide for the proper safety and security of the residents of the City;

**NOW THEREFORE, BE IT ORDAINED BY THE CITY OF FAIRVIEW, KENTUCKY AS FOLLOWS:**

**SECTION I**

A short term lease within the City of Fairview, Kentucky is defined as the lease, rent, let or license for compensation to possess and use any lot or parcel of real estate in the City or any building thereon or any part or portions thereof for any period of time that is less than 28 continuous calendar days.

**SECTION II**

It shall be a violation of this Ordinance, once adopted and passed according to law, for any owner or agent of the owner of real estate in the City to lease, rent, let or license for compensation to possess and use any lot or parcel of real estate in the City or any building thereon or any part or portions thereof for any period of time that is less than 28 continuous days.

**SECTION III**

Each and every separate non-continuous occurrence of Section II and each and every day of each continuing occurrence thereof is a separate violation of this Ordinance.

**SECTION IV**

Each separate violation of this ordinance constitutes a civil offense and, pursuant to K.R.S. 65.8808, the penalties to be imposed upon persons determined to have violated this ordinance are hereby established as follows

- a. The specific civil fine that shall be imposed for each separate violation of this ordinance is hereby established at \$100.00 for a first violation, \$200.00 for a second occurrence of the same violation and \$400.00 for the third and each subsequent occurrence of the same violation, plus the costs of remediation and collection, including, without limitation, court costs and attorney fees.
- b. The maximum civil fine that may be imposed for each separate violation of this ordinance is hereby established at \$200.00 for a first violation, \$400.00 for a second occurrence

City of Fairview, Ky.  
**ORDINANCE NO. 2019-O- 1**

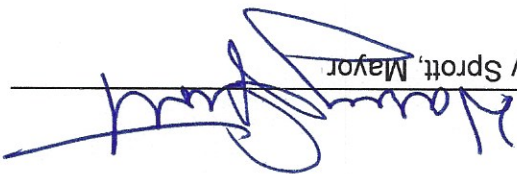
of the same violation, and \$800.00 for the third and each subsequent occurrence of the same violation plus the costs of remediation and collection, including, without limitation, court costs and attorney fees.

**SECTION V**

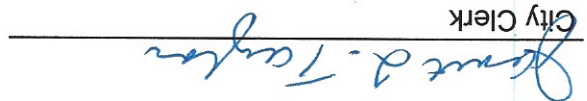
This ordinance shall become effective when passed and published according to law.

**SECTION VI**

This Ordinance shall be published in summary pursuant to K.R.S. 83A.060(9).

  
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Harry Sprott, Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

First Reading: November 12, 2019

Second Reading: Dec 10, 2019  
Ayes 4  
Nays \_\_\_\_\_

Publication Date: \_\_\_\_\_