

# Short-Term Rental & Bed and Breakfast Establishments Information Sheet

Online services, such as Airbnb and VRBO, are very popular platforms and marketplaces. However, their popularity and ease should not be confused for a lack of risk. Below are several considerations an owner must take into account before offering a property as a short-term rental or bed and breakfast establishment to protect themselves and their interests. This list is NOT exhaustive, but it should give you a good start in understanding applicable permitting, licensing, approvals, rules, etc.

- **Zoning Regulations.** Governing rules differ based on the particular zoning district. An owner should contact the Planning Commission to determine the property's existing zoning and identify zoning requirements for operating a short-term rental or bed and breakfast establishment.

Joint City-County Planning Commission of Nelson County  
One Court Square, 2nd Floor, Old Courthouse Building  
Bardstown  
(502) 348-1805  
[www.ncpz.com](http://www.ncpz.com)

- **Building Code.** Short-term rental and bed and breakfast establishments must comply with applicable requirements of the Kentucky Building Code. An owner should contact Nelson County Code Enforcement to determine requirements, permitting, and inspections for their establishment.

Nelson County Code Enforcement  
One Court Square, 2nd Floor, Old Courthouse Building  
Bardstown  
(502) 348-1862  
<http://nelsoncountky.com/code-enforcement/>

- **Fire Code.** In the City of Bardstown, short-term rental and bed and breakfast establishments must comply with applicable fire code requirements. An owner should contact the Fire Marshall to determine requirements, permitting, and inspections for their establishment.

Fire Marshall, Bardstown Fire Department  
220 North Fifth Street  
Bardstown  
(502) 349-6562  
<http://www.bardstownfire.com/contact-us/>

- **Food Safety.** An owner operating an establishment serving food are required to apply for and receive a permit to operate from the Kentucky Cabinet for Health and Family Services.

Environmental Office  
Nelson County Health Center  
325 South Third Street  
Bardstown  
(502) 348-3698  
<http://lincolntrailhealthdepartment.com/nelson-county/>

— see reverse —

## **Short-Term Rental**

A dwelling unit, or portion thereof, which has guest rooms or suites used, rented, leased, hired out, or otherwise assigned for tenancy or occupancy for less than thirty (30) consecutive days in duration and where no meals, food or drink are served or otherwise provided by the property owner to any guest. This term includes tourist and guest homes. This term does not include hotel or motel rooms, extended stay lodging, bed and breakfast establishments, and boarding, rooming, and lodging houses.

## **Bed & Breakfast Home or Inn**

A dwelling unit, or portion thereof, which has guest rooms or suites used, rented, leased, hired out, or otherwise assigned for a tenancy or occupancy for less than thirty (30) consecutive days in duration and where the only meal, food or drink served or otherwise provided by the property owner to any guest is breakfast. This term does not include hotels, motels, extended stay lodging, short-term rentals, and boarding, rooming, and lodging houses.

- **Business Licenses.** An owner must obtain occupational/business licenses for any establishment within the Cities of Bardstown, Bloomfield, Fairfield, or New Haven and unincorporated Nelson County.

City of Bardstown  
220 North Fifth Street  
Bardstown  
(502) 348-5947  
[www.cityofbardstown.org](http://www.cityofbardstown.org)

City of Bloomfield  
141 Depot Street  
Bloomfield  
(502) 252-5235  
[www.bloomfieldky.com](http://www.bloomfieldky.com)

Nelson County Fiscal Court  
One Court Square  
Bardstown  
(502) 348-1862  
[www.nelsoncountyky.com](http://www.nelsoncountyky.com)

City of Fairfield  
P.O. Box 51  
Fairfield  
(502) 331-1141 or (502) 827-8212

City of New Haven  
302 Center Street  
New Haven  
(502) 549-3177  
[www.newhaven.ky.gov/Pages/default.aspx](http://www.newhaven.ky.gov/Pages/default.aspx)

- **Transient Room Tax.** Owners are responsible for payment of the 3 percent transient room tax and should contact the Bardstown-Nelson County Tourist Commission.

Bardstown-Nelson County Tourist & Convention Commission  
One Court Square, 1st Floor, Old Courthouse Building  
Bardstown  
(502) 348-4877  
[www.visitbardstown.com](http://www.visitbardstown.com)

- **Restrictive Covenants.** Owners who live in a development or subdivision with restrictive covenants should determine if the covenants regulate rental activity. Restrictive covenants often include provisions that prohibit rental or commercial activities, and other similar provisions, any one of which might prevent an owner from renting his or her property as a short-term rental or bed and breakfast establishment. Restrictive covenants may also include rules and regulations for the development that should be shared with potential renters.

Nelson County Clerk's Office  
Sutherland Annex Building  
113 East Stephen Foster Avenue  
Bardstown  
(502) 348-1820  
[www.nelsoncountyclerk.com/Recording.asp](http://www.nelsoncountyclerk.com/Recording.asp)

- **Insurance.** An owner should also review his or her insurance policies to make sure that they cover injuries or losses arising from the use of the property by renters. Some homeowner's insurance policies do not cover these claims. An uninsured injury or loss has the potential of exposing an owner to liability far in excess of the benefits associated with the short-term rental or bed and breakfast establishment.
- **Other Legal Considerations.** An owner who intends to make a property available for short-term rental or as bed and breakfast establishment should seek legal advice to determine if a different form of ownership is needed to provide anonymity or protect from individual liability and to prepare an occupancy agreement specific to the arrangement the owner wishes to establish with the occupant.
- **Other Taxes and Fees.** An owner should be aware that short-term rental and bed and breakfast establishments may be subject to other local, state, and federal taxes, regulations, and rules, including but not limited to the 1 percent state transient room tax and 6 percent sales tax.

*Disclaimer: The Joint City-County Planning Commission of Nelson County has made every attempt to make sure that the information contained herein is complete, up-to-date and accurate. However, this does not release the property owner and/or business operator from their obligation to verify the information and the obligation to comply with the regulations listed above and any other applicable rules, requirements or regulations,*