

**CITY OF SOUTHGATE
CAMPBELL COUNTY, KENTUCKY
ORDINANCE NO. 19-09**

AN ORDINANCE AMENDING CHAPTER 97 OF THE CITY OF SOUTHGATE CODE OF ORDINANCES TO PROVIDE FOR THE LICENSING OF SHORT-TERM RENTALS UNDER THE CITY'S RENTAL LICENSING ORDINANCE, CLARIFY THAT RENTAL INSPECTIONS SHALL BE PERFORMED WHEN THERE IS PROBABLE CAUSE TO BELIEVE THAT A VIOLATION EXISTS, CLASSIFY VIOLATIONS OF CHAPTER 97 OF THE CITY OF SOUTHGATE CODE OR ORDINANCES AS A CIVIL OFFENSE, AND REVISE AND UPDATE VARIOUS PROCEDURES.

WHEREAS, short-term rentals, particularly through online platforms, have become increasingly popular in recent years; and

WHEREAS, the City of Southgate's current rental inspection ordinance does not cover short-term rentals; and

WHEREAS, the City of Southgate desires to amend Chapter 97 of the Southgate Code of Ordinances to cover short-term rentals and make other procedural amendments; and

WHEREAS, designating violations of Chapter 97 as a civil offense, as opposed to a misdemeanor that must be prosecuted by the Campbell County Attorney, will permit more efficient enforcement of the City's rental ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTHGATE, IN CAMPBELL COUNTY, KENTUCKY AS FOLLOWS:

SECTION I

Chapter 97 of the City of Southgate Code of Ordinances is hereby amended to read as follows:

§ 97.01 DEFINITIONS.

For purposes of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CODE ENFORCEMENT OFFICER. The Code Enforcement Officer of the City of Southgate.

HOST. Any person who is the owner of record of residential real property, or any person who is a lessee of residential real property pursuant to a written agreement for the lease of such real property, who offers a dwelling unit, or portion thereof, for short term rental.

LICENSEE. The owner of a rental dwelling or a host who has applied for and received a rental [dwelling] license.

MIXED-USED BUILDING. A building that is being utilized, simultaneously, for both residential and commercial purposes; for example, a building that has a storefront on street level and residential apartments on upper floors. The provisions set forth herein only apply to the residential portion thereof.

~~[**OCCUPANT.** A person who lives in a rental dwelling unit, other than the owner of the unit.]~~

OWNER. The person, corporation or other entity who has title to a rental dwelling, as identified in the records of the Campbell County Clerk.

LONG-TERM RENTAL DWELLING. Any structure that contains at least one unit in which a non-owner occupant lives for one month or longer with the permission or consent of the structure's owner, whether or not a rental fee is charged or collected. A dwelling occupied by an owner or a member of the owner's family as set forth in § 97.02(C) is not a **LONG-TERM RENTAL DWELLING**, even if a non-owner also resides there.

SHORT-TERM RENTAL. A dwelling unit or portion thereof that is rented, leased, or otherwise assigned for a tenancy of less than 30 consecutive days duration, or that is offered, advertised, or otherwise made available for rental for a tenancy of less than 30 consecutive days. Short-term rentals are permitted in attached single-family dwellings, detached single-family dwellings, two family dwellings, townhomes, and condominiums. Short-term rentals do not include hotel or motel rooms, extended stay lodging facilities, bed and breakfast inns, or boarding and lodging house rooms.

UNIT. Individual living quarters within a rental dwelling, including but not limited to a single-family home, an apartment in a multi-family apartment building, an apartment in a mixed-use building, or a sleeping room in a structure of any type.

§ 97.02 APPLICABILITY; EXEMPTIONS.

(A) This chapter shall apply to:

(1) ~~[all]~~ All long-term rental dwellings as defined herein, unless specifically exempt as set forth below in division (B), (C) or (D). That includes, but is not limited to, single-family homes, condominiums and townhouses that are not owner-occupied; carriage houses, apartments, sleeping rooms and other living quarters that are part of otherwise owner-occupied homes; duplexes and multi-family apartment buildings and complexes; and mixed-use buildings that are used, in part, for residential purposes.

(2) All short-term rentals as defined herein, unless specifically exempt as set forth below in division (B), (C), or (D). This includes short-term rentals which are rented, leased, or otherwise assigned in whole or in part, without regard to whether the host remains present at the short-term rental.

(B) The requirement to obtain a rental ~~[dwelling]~~ license and to pay a fee in connection with securing the license does not apply to long-term rental dwelling units that are owned or operated

by governmental agencies as public housing or by any entity recognized as a non-profit corporation or exempt organization under the provisions of 26 U.S.C. § 501(c) of the Internal Revenue Code. However, such rental properties and rental dwelling units shall be subject to the remaining provisions hereof, in particular, the licensing standards, conditions and inspection guidelines.

(C) This chapter does not apply to long-term rental dwelling units in which one or more of the occupants is the grandparent, parent, child, grandchild, aunt, uncle, niece, or nephew (including steps and in-laws of the same relation) of the owner.

(D) This chapter does not apply to hotels, motels, apartments or dormitories that are owned by a college or university, jails, convents, monasteries, nursing homes, parsonages, parish houses, rectories, hospitals or orphanages.

§ 97.03 LICENSE REQUIRED.

(A) No person, firm, or corporation shall offer any dwelling for rent or [It shall be unlawful for an owner to] allow any long-term rental dwelling unit to be occupied without first [applying for] obtaining a rental [dwelling] license for that unit under the terms of this chapter.

(B) No person, firm, or corporation shall own or operate a short-term rental on any premises within the City without first obtaining a rental license for that unit under the terms of this chapter.

~~[(B)]~~ (C) A rental [dwelling] license is not transferable between owners. In the event a licensee sells a rental dwelling, the new owner shall apply for a rental [dwelling] license within 60 days of purchasing the unit.

~~[(C)]~~ (D) A rental [dwelling] license is not transferable between long-term rental dwelling units or short-term rentals. A licensee ~~[An owner]~~ is required to obtain a rental [dwelling] license for each rental dwelling unit or short-term rental he, she or it owns.

§ 97.04 LICENSE PROCEDURE.

(A) The owner of a long-term rental dwelling or host of a short-term rental shall apply to the City Clerk or his or her designee for a rental [dwelling] license prior to allowing that unit to be occupied or used for short-term rental.

(B) The application shall be accompanied by a non-refundable regulatory fee as provided in § 92.05 [of \$40 to compensate the city for its costs related to issuance, recording, inspection, and other costs related to the enforcement of this chapter. If the application is denied or voluntarily withdrawn by the owner, the regulatory fee shall be retained by the city].

(C) The owner of two or more residential long-term rental dwelling units that share the same street address (for example, the owner of a duplex or multi-family apartment building) may use a single application to apply for licenses for all of the units that share that address, but shall be accompanied by separate fee for each unit. [In that event, the application shall be accompanied by a nonrefundable regulatory fee of \$40 per unit for which licenses are applied.]

(D) Application shall be made on a form furnished to the owner or host by the city and shall set forth the following information:

(1) The name, address and telephone number of the owner of the long-term rental dwelling or unit thereof, or of the short-term rental host. If the owner or host is a partnership, the name of the partnership and the name and residence of the managing partner shall be included. If the owner or host is a corporation, the name and address of the corporation, the name of the chief operating officer and its agent for service of process in Kentucky shall be included.

(2) If the owner or host has appointed an agent authorized to maintain and manage the property, the name, business or residence address and telephone number of such agent.

(3) Every applicant, whether an individual, partnership or corporation, must identify in the application by name, residence or business street address and telephone number, the person who is actively involved in, and responsible for the maintenance and management of the premises. That person shall, if other than the owner, affix his or her notarized signature to the application, thereby accepting joint and several responsibility with the owner (including any potential criminal, civil or administrative liability) for the maintenance and management of the premises. A post office box or commercial mail receiving service is not acceptable as an address for such person.

(4) The street address (including any applicable apartment, room or unit numbers) of the long-term rental dwelling unit or unit(s) or short-term rental to which the application pertains.

(5) If the host of a short-term rental is not also its owner, the application shall include the written permission of the owner to offer the short-term rental for rent.

(E) In the event that any of the information required to be provided herein should change either before or after the rental dwelling unit license is issued, the applicant or licensee shall, within 14 days of such a change, notify the City Clerk or his or her designee, in writing, of the change.

~~[(F) After he or she has applied for a rental dwelling license, and pending the approval of his or her application, an owner may allow the rental dwelling unit to which the application pertains to be occupied, so long as the unit complies with all applicable fire, zoning, life safety, property maintenance and/or building codes of the city.]~~

~~[(G)]~~ (F) The owner of any long-term rental dwelling which has a valid occupational license upon the original effective date of this chapter shall be deemed to have been issued a rental ~~[dwelling]~~ license hereunder, provided that such owner shall be required to apply for a rental ~~[dwelling]~~ license the year after this chapter becomes effective.

§ 97.05 LICENSE FEES; RENEWAL.

(A) The regulatory fee for each rental ~~[dwelling]~~ license shall be \$40 per unit per license period to compensate the city for its costs related to issuance, recording, inspection, and other costs related to the enforcement of this chapter.

(B) The license period shall be one full year, beginning on July 1 of each calendar year and ending on June 30 of the following calendar year.

(C) There shall be no proration of or reduction in the regulatory fee for the first year in which a rental [dwelling] license is issued.

(D) A licensee must apply to renew his or her license on or before June 1 of each year if the unit will be occupied or offered for short-term rental in the following license period. A non-refundable regulatory fee of \$40 must accompany the renewal application to compensate the city for its costs related to issuance, recording, inspection, and other costs related to the enforcement of this chapter. If the application is not approved or if the licensee voluntarily withdraws his or her renewal application, the regulatory fee shall be retained by the city.

(E) There shall be a grace period for renewals, such that a license may be renewed if an application is received after June 2 and on or before June 30 for the following license period. However, such applications must be accompanied by the payment of a late fee of \$20 per unit.

(F) Any license not renewed on or before June 30 for the following license period will be deemed lapsed and, if the rental dwelling unit is occupied, or if the short-term rental is offered for rent, § shall apply.

§ 97.06 LICENSING STANDARDS AND CONDITIONS.

(A) Upon receiving an application for a rental [dwelling] license or an application for renewal of such a license, the City Clerk or his or her designee shall refer the application to the Code Enforcement Officer, who shall review the application for compliance with this chapter.

(B) The following minimum standards and conditions shall be met in order to obtain or renew a rental [dwelling] license. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation or suspension of any rental [dwelling] license.

(1) The applicant shall have paid the required [~~rental dwelling~~] regulatory fee.

(2) The unit must not be overcrowded or illegally occupied in violation of the fire, zoning, life safety, property maintenance and/or building codes of the city.

(3) The unit must not have been used or converted to any other type of use in violation of the zoning code.

(4) If the unit is one of three or more in a single building, it is subject to a fire inspection by the city Fire/EMS Department.

(5) The unit must comply with all provisions of the applicable city fire, zoning, life safety, property maintenance and/or building codes.

(6) The applicant shall maintain a current register of all tenants and other persons with a lawful right of occupancy to any rental dwelling or short-term rental. The register shall be produced to the City Clerk upon demand by the city.

(7) The applicant shall have submitted a complete application.

(8) There shall be no delinquent property taxes, assessments or any unpaid code enforcement citations and/or liens on the rental dwelling.

(9) No adverse licensing action shall be pending against the property.

(C) In addition to the requirements of subsection (B), It shall be the duty of a host of a short-term rental under this chapter to ensure that:

(1) A clearly marked evacuation plan is posted on the premises;

(2) There shall be no more than one contract per short term rental at a time;

(3) At no time shall more persons reside in the short-term rental than two times the number of bedrooms plus four individuals;

(4) Short-term rental guests shall not stay in the short-term rental for more than fourteen (14) days in duration;

(5) Each floor of each short-term rental shall have a functioning carbon-monoxide alarm, each guest room and each hallway interconnecting guest rooms shall have a functioning smoke detector, and no guest room shall have more than four occupants. Additionally, all kitchen facilities shall have a functioning smoke detector.

(6) The short-term rental shall comply with all applicable zoning regulations related to signs.

§ 97.07 ISSUANCE OF A LICENSE.

(A) When the Code Enforcement Officer or his or her designee finds that the minimum standards for licensing set forth herein have been met, he or she shall issue a rental [dwelling] license.

(B) When the Code Enforcement Officer or his or her designee finds that the minimum standards for licenses set forth herein have not been met, he or she shall deny the issuance of a rental [dwelling] license. The denial shall be in writing and shall state that the applicant shall have 30 days to appeal the denial to the Appeals Board.

(C) The issuance of a rental [dwelling] license shall not have the effect of changing the legal status of a rental dwelling including, but not limited to legalizing an illegally created dwelling unit, use or other circumstance, or recognizing a nonconforming use, structure or other nonconformity.

§ 97.08 DUTIES OF A LICENSEE.

(A) Every licensee shall conspicuously display his or her license [~~by placing it in a frame with a transparent cover and hanging it~~] upon the premises of the long-term rental dwelling unit or short-term rental to which the license applies. [~~The certificate shall be conspicuously posted at or near the front entrance of the structure.~~]

(B) Before a licensee sells the unit to which his or her license applies or the real property containing that unit, the licensee shall notify the prospective buyer, in writing, of all unabated orders and notices of violations issued against the unit or the structure containing it. The licensee must also notify the prospective buyer, in writing, that the prospective buyer is required to obtain a rental [~~dwelling~~] license in order to lease the property. A copy of the notification shall be mailed to the Treasurer or his or her designee within five days of furnishing the notification to the buyer. For the purpose hereof, **TIME OF SALE** shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of any rental dwelling required to be licensed.

§ 97.09 DETERMINATION OF NON-COMPLIANCE.

(A) If the Code Enforcement Officer or his or her designee determines that any long-term rental dwelling, unit thereof, or [unit] short term rental [thereof] fails to meet the licensing standards and conditions set forth herein, he or she shall mail a notice to the [~~owner or the owner's~~] licensee or licensee's agent. Notice shall be deemed sufficient if sent by regular first class mail to the owner or owner's designated agent at the address specified in the last license application filed with the city. Notice shall also be conspicuously posted on the rental dwelling. The notice shall specify the reasons for the long-term rental dwelling's or short-term rental's failure to meet the required licensing standards and conditions and shall include a copy of any inspection report, if applicable.

(B) If the long-term rental dwelling or short-term rental fails to meet one or more of the required standards and conditions, the notice shall indicate that the license holder or applicant has 30 days in which to correct the defects, after which time action may be taken to deny, refuse to renew, revoke or suspend the rental [~~dwelling~~] license.

(C) Whenever a notice of noncompliance is issued hereunder, the Code Enforcement Officer or his or her designee shall also cause a notice to the tenants to be prominently posted on the long-term rental dwelling or short-term rental. The notice shall indicate that a license proceeding has been commenced against the owner because the long-term rental dwelling or short-term rental has been found to be in violation of the property maintenance code or any other applicable code and that the tenants may be required to vacate the building.

§ 97.10 SUSPENSION OF LICENSE WHEN RENTAL DWELLING OR SHORT-TERM RENTAL IS CONDEMNED.

When any long-term rental dwelling or short-term rental is condemned as hazardous or unfit for human habitation due to defects in its structure or its electrical, plumbing, or mechanical systems,

or is boarded, requiring a code compliance inspection prior to re-occupancy, the rental [dwelling] license issued therefor shall be suspended by the Code Enforcement Officer or his or her designee effective the date of condemnation. Any appeal thereof shall be taken to the Appeals Board. The rental dwelling shall thereafter only be eligible to hold a rental [dwelling] license upon issuance of a certificate of occupancy.

§ 97.11 INSPECTION GUIDELINES.

(A) The Code Enforcement Officer shall [~~be required to periodically~~] inspect [all] long-term rental dwellings and short-term rentals for which licenses are required hereunder whenever the Code Enforcement Officer has probable cause to believe that a violation of this chapter, the city property maintenance code, nuisance code, criminal nuisance ordinance, building code, fire code, or electrical code exists. The Code Enforcement Officer shall conduct these inspections to:

(1) Determine whether the long-term rental dwelling or short-term rental complies with all provisions of the applicable city property maintenance code and/or other applicable city ordinances.

(2) Determine whether the long-term rental dwelling or short-term rental is in violation of the criminal nuisance ordinance, or other city ordinance.

(3) Identify long-term rental dwellings or short-term rentals that are unlicensed or unregistered.

(B) The Code Enforcement Officer or any other designated city employee shall periodically inspect city records with respect to all long-term rental dwellings and short-term rentals for which license are required hereunder to:

(1) Determine whether the owner of the licensed premises [rental dwelling] is delinquent in paying property taxes or any other assessment.

(2) Identify long-term rental dwellings or short-term rentals with police and/or fire/EMS runs relating to drug offenses, prostitution, crimes of force or violence or loud and disorderly disturbances.

(C) The following shall apply to all interior inspections conducted pursuant this chapter:

(1) The Code Enforcement Officer or his or her designee shall make a minimum of one attempt to contact the owner of the long-term rental dwelling or host of the short-term rental to obtain consent for the inspection, and shall contact the tenant of any occupied unit to obtain consent for the inspection.

(2) The Code Enforcement Officer or his or her designee may enter a unit and the common areas used by the tenant in that unit at the tenant's invitation without the consent of the owner.

(3) If the Code Enforcement Officer or his or her designee is unable to obtain consent for an interior inspection, the city shall not conduct an interior inspection without first applying to a court of competent jurisdiction and receiving an administrative warrant or other relief necessary to obtain legal access to the interior of the rental dwelling or short-term rental.

§ 97.12 CONDUCT ON LICENSED PREMISES.

(A) It shall be the responsibility of the licensee to prevent the use of, or condition upon, the premises of a long-term rental dwelling unit or short-term rental for any purpose contrary to any state statute or city ordinance and to undertake corrective measures or appropriate action following any use or conduct by the licensee, tenants and/or guests upon the licensed premises which has been determined to be in violation thereof.

(B) In the event that the Code Enforcement Officer determines that any use of, conduct upon, or condition on, the premises of a long-term rental dwelling unit or short-term rental is contrary to the Kentucky Revised Statutes or the Southgate Code of Ordinances, he or she will notify the licensee of his or her determination by regular first class mail, which shall act as prima facie proof that the licensee has been placed on notice of same. The licensee shall have 30 days from the notice of such determination to take such corrective measures or appropriate action to remedy that use of or conduct on the rental dwelling unit so as to prevent further use or conduct from occurring thereon or to evict the offending tenant, if necessary.

(C) A determination that an unlawful use or conduct on the premises of the long-term rental dwelling unit or short-term rental has occurred shall be made upon substantial evidence to support such a determination. It shall not be necessary that criminal charges be brought to support such a determination, nor shall the fact of dismissal or acquittal of any criminal charge operate as a bar to any adverse license action which may be taken hereunder.

(D) Failure to comply shall be grounds for revocation of suspension of any rental [~~dwelling~~] license issued hereunder.

§ 97.13 SUSPENSION, REVOCATION AND TERMINATION OF LICENSE.

(A) If, after the issuance of a notice of noncompliance [~~pursuant to §§ 97.11 or 97.12~~] and a period of no less than 30 days, the Code Enforcement Officer or his or her designee determines or has probable cause to believe any long-term rental dwelling or short-term rental fails to comply with any of the licensing standards and conditions or any other provision set forth herein, the same shall be sufficient grounds for revocation or suspension of any rental [~~dwelling~~] license issued hereunder, with notice to the holder and with the right to appeal as hereinafter provided.

(B) The Code Enforcement Officer or his or her designee shall send by certified or regular mail [~~both certified and regular,~~] the notice of any revocation or suspension of the rental [~~dwelling~~] license. In the event that the [~~certified~~] mail is returned unclaimed, the notice shall then be conspicuously posted on the building. The notice shall contain the following information:

(1) That the Code Enforcement Officer or his or her designee has determined that the long-term rental dwelling unit or short term rental fails to comply with the licensing standards and conditions or any other provision set forth herein, indicating the specific reasons for such failure, including copies of applicable inspection reports or notices sent to the licensee of conduct on the premises of the rental dwelling unit which have not been remedied. Notice shall be delivered to the tenant of each rental dwelling unit and shall also be conspicuously posted on the building containing the rental dwelling unit.

(2) That the licensee has failed to take appropriate remedial action.

(3) That the Code Enforcement Officer or his or her designee has revoked or suspended the rental [dwelling] license, and that the licensee shall have 30 days to appeal the adverse licensing action to the Appeals Board.

(4) The notice shall set forth the procedure to be followed to request a hearing before the Appeals Board.

(5) That after any revocation or suspension, the long-term rental dwelling or short-term rental shall not be [~~reoccupied or~~] rented or offered for rent until sufficient proof has been provided to the Code Enforcement Officer or his or her designee that all violations are corrected and the rental [dwelling] license reinstated or reissued.

(C) No new rental [dwelling] license shall be issued for a rental dwelling during the pendency of any adverse license action until disposition of the same.

§ 97.14 VACATION OF AFFECTED RENTAL DWELLINGS.

When any long-term rental [dwelling] license has been denied, revoked or suspended, has failed to be initially applied for or renewed, or when the license holder has failed to obtain a current rental [dwelling] license upon proper application, the Code Enforcement Officer or his or her designee shall order the rental dwelling vacated, giving the tenants thereof a reasonable time, not to exceed 60 days, to arrange for new housing. No rental dwelling unit shall be rented again until the license holder/owner is properly licensed.

§ 97.15 REINSTATEMENT AFTER SUSPENSION OR REVOCATION.

A fee of \$500 must accompany any application for reinstatement of any long-term rental [dwelling] license revoked or suspended. The reinstatement fee shall be in addition to the regular rental [dwelling] license fee imposed herein. Such fee however shall not apply to rental dwellings condemned because of destruction by an act of God or casualty for which the licensee is not responsible.

§ 97.16 APPEALS BOARD.

(A) The [Civil] Code Enforcement Board shall be designated as the Appeals Board authorized to conduct hearing on appeals from adverse actions on the Code Enforcement Officer or his or her

designee with respect to any rental [dwelling] license and shall have the power to render decisions with regard thereto and to do any and all other acts as necessary to perform its function. The city shall bear the burden of proof in showing that the adverse licensing action was authorized by this chapter.

(B) Appeals to the Appeals Board shall be filed with the City Clerk, in writing, within 30 days of the adverse action by the Code Enforcement Officer or his or her designee. The appeal shall thereafter be docketed with the Appeals Board, with notice to all parties.

(C) The decision of the Appeals Board shall be reduced to writing and shall be final. The written decision shall be mailed to the licensee or applicant by both regular and certified mail. Any aggrieved party to a decision thereof may appeal he same, within 30 days of the date of the issuance thereof, to the Campbell District court, as provided by law, and failure to do so within that time period constitutes a waiver of any further appeal of the Appeal Board's decision.

§ 97.17 REMEDIES NOT EXCLUSIVE.

The remedies provided herein are not to be deemed exclusive. They shall be in addition to and do not supersede or preempt other remedies such as condemnation, written violation orders and warnings, and/or criminal charges for violation of substantive provision of any city or state codes relating to fire, zoning, life safety, property maintenance and/or buildings. Further, the remedies herein do not supersede or affect the legal rights and remedies provided under law to the tenants to any rental dwelling or unit therein.

§ 97.18 PROMULGATION OF RULES AND REGULATIONS.

The Code Enforcement Officer, with the approval of the City Council, shall have authority to issue and promulgate such rules and regulations as he or she may consider necessary for the administration of this chapter, provided such rules and regulations are not inconsistent with the provisions hereof.

§ 97.99 PENALTY.

(A) (1) The violation of any provision of this chapter is a civil offense and shall be enforced pursuant to Chapter 32 of this code. [~~Any person who allows to be occupied, or leases to another, any rental dwelling or unit therein, without the required rental dwelling license or after such rental dwelling license has been revoked or suspended shall, upon conviction, be guilty of a Class B misdemeanor in accordance with the Kentucky Revised Statutes.~~]

(2) In addition thereto, the city shall also have the right to seek civil injunctive relief against any person who allows to be occupied, or lets to another, any rental dwelling or unit therein, without either having obtained or renewed the requisite rental dwelling license, or who shall continue to allow to be occupied, or let to another, any rental dwelling unit therein, after such rental dwelling license has been revoked or suspended, requiring such person to cease and desist from the same until the appropriate rental dwelling license has been properly issued or renewed or until such time that the suspension or revocation has been removed.

(B) Any person who removes, defaces, tampers or in any way interferes with any notice posted pursuant to the provisions hereof, shall, upon conviction, be guilty of a Class B misdemeanor, in accordance with the Kentucky Revised Statutes.

SECTION II

Any host actively offering for rent, leasing, or listing a short-term rental on the effective date of this Ordinance shall obtain a rental license within sixty (60) days.

SECTION III

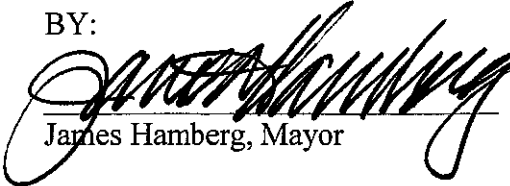
All ordinances or parts of ordinances that are not in conflict with this Ordinance are hereby repealed to the extent of the conflict.

This Ordinance shall be signed by the Mayor, attested by the City Clerk, recorded, published and shall be in effect at the earliest time provided by law. Publication may be in summary form.

PASSED by the City Council of the City of Southgate, Campbell County, Kentucky.

CITY OF SOUTHGATE, KENTUCKY

BY:


James Hamberg, Mayor

ATTEST:


Brandi Barton, City Clerk

FIRST READING: 7/17/19
SECOND READING: 8/7/19
PUBLISHED: