

KYR Legislative Update – 2/10/2025

This week, the Quick Response Team (QRT) made significant strides in advancing key legislative priorities. After careful review, the QRT voted to support **HB 222**, **HB 235**, **HB 250**, **HB 321**, and **HB 342**, along with a bill concept aimed at establishing a residential infrastructure fund. These measures reflect KYR's ongoing commitment to strengthening the real estate industry, expanding homeownership opportunities, and fostering smart property development across Kentucky.

Beyond these endorsements, the QRT carefully examined a range of additional legislative proposals with the potential to influence our industry. The team is actively monitoring these measures and engaging with key stakeholders to gain further insight on several proposals requiring closer evaluation. As these discussions progress, we remain committed to advocating for policies that protect and enhance opportunities for real estate professionals, homeowners, prospective buyers, and consumers across the state.

The QRT remains committed to closely following these bills as they move through the legislative process, ensuring that policies beneficial to our industry gain traction while challenging those that could pose risks. We urge our members to stay informed, get involved, and make their voices heard.

For any questions or insights, please reach out to **Hailey Peters**, KYR Government Affairs Director, at hpeters@kyrealtors.com.

First-Time Home Buyer Savings Account (Witten) Rep. Susan Witten has been a steadfast advocate for REALTORS® by sponsoring HB195, a bill that would establish a first-time homebuyer savings account—a long-standing REALTOR® priority. While 2025 is not a budget year, her leadership on this crucial issue underscores her commitment to supporting homeownership and highlights her unwavering dedication as a true REALTOR® champion in the General Assembly.

Supported Bills (5):

HB1 (Petrie, J)

Amend KRS 141.020 to reduce the individual income tax rate from 4% to 3.5% for taxable years beginning on or after January 1, 2026. <https://apps.legislature.ky.gov/record/25RS/HB1.html>

HB27 (Osborne, D)

Amend KRS 381.800 to establish that the provisions apply to all planned communities and any provision in an existing document to the contrary is void.

<https://apps.legislature.ky.gov/record/25RS/HB27.html>

HB29 (Lewis, D)

Amend KRS 227.480 to expand the group of entities whose model codes may be used as a source or basis for the standards required for electrical system construction, repair, and inspection as promulgated in the Uniform State Building Code; amend KRS 198B.050, 227.450, 227.489, 227.810, and 227A.010 to conform. <https://apps.legislature.ky.gov/record/25RS/HB29.html>

HB142 (Proctor, M)

Amend KRS 511.010 and 512.010 to define "squatter"; amend KRS 511.090 to allow a property owner or his or her authorized agent to request a peace officer to immediately remove any squatter occupying a dwelling or commercial building under certain circumstances; provide criminal and civil immunity to peace officers acting in good faith; amend KRS 512.020 and 512.030 to specifically include damage to residential or commercial property caused by squatters in the offense of criminal mischief; create a new section of KRS Chapter 514 to establish the offense of fraudulent sale or lease of real property. <https://apps.legislature.ky.gov/record/25RS/HB142.html>

SB70 (Thomas, R)

Create new sections of KRS Chapter 381 to enact the Uniform Partition of Heirs Property Act; define terms, including "heirs property"; create a mechanism for partition or sale among cotenants by the court; create requirements for notice and determination of value through agreement or appraisal; create protocol for buyouts, partition alternatives, partition in kind, sale by open market, sealed bids, or auction; create the heirs property research fund; amend KRS 324B.050 to authorize the Kentucky Real Estate Authority to promulgate administrative regulations to issue grants from the fund; amend KRS 64.012 to increase the recording and indexing fee collected by county clerks by \$1 and to direct those additional fees to the heirs property research fund; amend KRS 381.135 and 389A.030 to conform. <https://apps.legislature.ky.gov/record/25RS/SB70.html>

You can expect to receive KYR's Legislative Update every Monday during the session. We will keep you informed about the bills KYR is tracking—both positive and negative priority legislation. As always, please contact Matthew Hall, KYR Regional Government Affairs Director, at mhall@kyrealtors.com if you have any questions or wish to provide input.

Helpful Links

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