

KYR Legislative Update – 3/17/2025

There are just about two weeks left in this year's session, so things are beginning to wrap up at the Statehouse. Last week both **HB10** and **HB27** were delivered to the Governor's desk for a signature. Both HB10 & HB27 are both a priority for KYR, so the advancement of the bills to the Governor's desk is considered a big win for REALTORS® in Kentucky. Your QRT team is keeping track of the progress closely.

While the 2025 session is rapidly reaching its conclusion, KYR has supported 19 bills, opposed 2 bills and monitored 74 others. We are committed to advocating for policies that promote and enhance opportunities for Real Estate professionals, homeowners, prospective buyers, and consumers across the Commonwealth.

As you are aware, First- Time Home Buyer Savings Account (Witten) is one of Kentucky REALTORS® top priorities. Thanks to the efforts of the SPCs and engaged members, HB195 has now gained the support of 19 sponsors! Demonstrating solid bi-partisan support. The QRT will continue to closely monitor this bill as it moves through the process.

These legislative measures reflect KYR's ongoing commitment to strengthening the real estate industry, expanding homeownership opportunities, and fostering smart property development across Kentucky.

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.

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>

HB10 (Proctor, M)

Create a new section of KRS Chapter 383 to allow a property owner or his or her authorized agent to request a law enforcement officer immediately remove a person unlawfully occupying real property under certain circumstances; provide criminal and civil immunity to law enforcement officers and property owners acting in good faith; create a civil cause of action for wrongful removal; require the Department of Kentucky State Police to create a form for the petition to remove unlawful occupants; amend KRS 512.010 to define "squatter"; amend KRS 512.020 and 512.030 to specifically include damage to real property caused by squatters in the offense of criminal mischief. <https://apps.legislature.ky.gov/record/25rs/hb10.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>

HB256 (Flannery, P)

Create new sections of KRS Chapter 381 to define terms; establish what constitutes an unbroken chain of title; establish the interests and rights to which a marketable title is subject; include the procedure for preserving an interest in land; delineate protected interests; establish that the provisions are to be liberally construed.

<https://apps.legislature.ky.gov/record/25RS/HB256.html>

HB447 (Aull, C)

Amend KRS 304.12-230 to establish an unfair claims settlement practice relating to the alteration of an independent adjuster's, staff adjuster's, or public adjuster's report in connection with a homeowner's insurance claim without providing certain documentation to the insured.

<https://apps.legislature.ky.gov/record/25rs/hb447.html>

HB 478 (Callaway, E)

Amend KRS 65.111 to prohibit collection of an emergency response fee from a landlord if the response was not the result of the landlord's failure to maintain the building; specify authority to collect from the responsible party. <https://apps.legislature.ky.gov/record/25rs/hb478.html>

HB534 (Witten, S)

Create a new section of KRS Chapter 383 to provide automatic expungement of records upon dismissal of actions for forcible entry and detainer; amend KRS 383.250 to provide for sealing of records. <https://apps.legislature.ky.gov/record/25RS/HB534.html>

SB50 (Mills, R)

AN ACT relating to special districts. Amend KRS 65.188 to make a technical correction. <https://apps.legislature.ky.gov/record/25RS/SB50.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 reach out to Hailey Peters, KYR Government Affairs Director, at hpeters@kyrealtors.com.

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