

HB1

INCOME TAX RATE (PETRIE, J) AN ACT relating to the individual income tax rate.

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.

Current Status: 2/6/2025 - **SIGNED BY GOVERNOR;** (Acts Ch. 1)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB1.html>

HB7

HOUSING DEVELOPMENT DISTRICTS (BRAY, J) AN ACT relating to housing development districts.

Create a new section of KRS Chapter 65 to define terms; permit a local government to establish a housing development district by following specified procedure; allow a local government to exempt housing developments within the district from planning and zoning following a public hearing; permit other local taxing authorities to participate in the district; allow a local government to accept applications from developers to construct residential homes within the district; allow a local government to negotiate with a developer whose application it has accepted regarding rates associated with incentive payments to the developer; establish a means by which a developer shall be paid incentive payments by a local government; require area development districts to provide assistance to a local government in establishing a district; require the Cabinet for Economic Development to promote awareness of the district and incentive program and to provide a report to the LRC regarding utilization of the program.

Current Status: 3/11/2025 - House Local Government (H), (Bill Scheduled for Hearing)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB7.html>

HB10

RIGHTS OF REAL PROPERTY OWNERS (PROCTOR, M) AN ACT relating to the rights of real property owners.

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.

Current Status: 3/14/2025 - delivered to Governor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB10.html>

HB18

PLANNING AND ZONING (HODGSON, J) AN ACT relating to planning and zoning.

Create a new section of KRS Chapter 100 that requires certain development projects in zones that have traditionally been reserved for single-family homes to be treated as amendments to a zoning map and to meet the procedural requirements for approval set out in KRS Chapter 100; create a new section of KRS Chapter 383 that prohibits property owner's from leasing accessory dwelling units or multi-family housing units in zones that have traditionally been reserved for single-family homes unless the property owner primarily resides on the lot. HCS (1) Retain original provisions, except define "accessory

dwelling unit" and redefine "density development project" as a project that both contains multifamily housing and results in an increase in emergency response times or traffic; include accessory dwelling units within the definition of multifamily housing; define "property owner" and apply restrictions to leases entered into after the effective date of the Act; require an owner to reside in either a single-family home, multifamily unit or an accessory dwelling unit, on the lot or single family home; amend KRS 154.30-050 and 154.30-060 to exempt from certain reports and certifications those projects that have a residential use that comprises at least 50 percent of the total finished square footage of the project; extend existing moratorium on certain changes to a consolidated local government's land development code until April 15, 2027; make technical corrections; EMERGENCY, in part. HFA (7) Retain original provisions, except change Sections 1 and 2 to apply only in a county containing a consolidated local government; add and 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 and include authority to collect from the responsible party; add and amend KRS 67C.147 to exclude the central business district from the requirements related to the urban services districts differential tax; add a new section of KRS Chapter 100.401 to 100.409 to prohibit a planning commission from waiving or amending binding elements without the approval of the legislative body; delete Section 5 containing a moratorium on changes to a land development code in a consolidated local government; and delete Section 6 declaring an emergency.

Current Status: 3/13/2025 - (S) Returned to Committee Senate State & Local Government (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB18.html>

HB27

PLANNED COMMUNITIES (OSBORNE, D) AN ACT relating to planned communities.

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.

Current Status: 3/18/2025 - **SIGNED BY GOVERNOR**; (Acts Ch. 32)

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

HB29

STATE ELECTRICAL STANDARDS FOR BUILDINGS (LEWIS, D) AN ACT relating to state electrical standards for buildings.

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.

Current Status: 2/4/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB29.html>

HB31

WEIGHT LIMITS ON STATE ROADS (HODGSON, J) AN ACT relating to weight limits on state roads.

Amend KRS 189.2226, regarding overweight allowances for hauling of building materials for homes, to require any builder of 10 or more homes in a one mile radius to apply for a permit before the person may operate under the exemptions; require all persons applying for a permit issued under this section to enter into a cooperative agreement with the Transportation Cabinet; allow the Transportation Cabinet to require a bond as part of the

cooperative agreement; require funds collected under a cooperative agreement to be used for maintenance of state roads covered under the cooperative agreement.

Current Status: 2/4/2025 - (H) Referred to Committee House Transportation (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB31.html>

HB52 **PROPERTY TAX HOMESTEAD EXEMPTION** (BANTA, K) AN ACT relating to the property tax homestead exemption.

Amend KRS 132.810 to increase the frequency of the property tax homestead exemption cost of living adjustment to annually instead of biennially.

Current Status: 2/4/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB52.html>

HB58 **TERMINATION OF RESIDENTIAL LEASES** (WILLNER, L) AN ACT relating to termination of residential leases.

Create a new section of KRS Chapter 383 to permit a tenant to terminate a lease or rental agreement if he or she is seeking relocation due to a recent mental or physical health emergency; require the tenant to pay any rent due prorated to the effective date of termination; relieve the tenant from liability for any other rent or fees resulting from the termination.

Current Status: 2/4/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB58.html>

HB87 **EMPLOYMENT** (CALLAWAY, E) AN ACT relating to employment.

Create new sections of KRS Chapter 335B.010 to 335B.070 to require hiring or licensing authorities to establish an application process that gives persons convicted of a crime an opportunity to obtain a determination about whether the crime will disqualify the individual from a position of public employment or occupational license before pursuing training; require hiring or licensing authorities to formulate policies and procedures for the application process by promulgating regulations no later than January 1, 2026; and provide an annual report to the Legislative Research Commission by November 1, 2026; amend KRS 335B.020 to add criteria for hiring and licensing authorities to consider when determining if a conviction directly relates to the position of public employment or occupational license sought; amend KRS 335B.030 to require hiring or licensing authorities to request information; allow an applicant a hearing before making a determination of hiring for a position of public employment or granting an occupational license; and provide written findings of fact to the applicant upon determination. HCS (1) Retain original provisions; make technical changes.

Current Status: 3/14/2025 - floor amendment (1) filed to Committee Substitute

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB87.html>

HB94 **NEW SECTION OF KENTUCKY CONSTITUTION RELATING TO PROPERTY EXEMPT FROM TAXATION** (WILLIAMS, W) AN ACT proposing to create a new section of the Constitution of Kentucky relating to property exempt from taxation.

Propose to create a new section of the Constitution of Kentucky to exempt for homeowners who are 65 years of age or older any increase in the valuation of their

permanent residence that is assessed after the later of the year the homeowner turned 65 or the year the homeowner purchased the property; require the exemption to be in addition to the exemption provided in Section 170 of the Constitution of Kentucky and notwithstanding Sections 171, 172, and 174 of the Constitution of Kentucky; apply the exemption to increases in valuation that occur after the date the amendment is ratified by the voters; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/4/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB94.html>

HB103 **PROFESSIONS AND OCCUPATIONS** (KULKARNI, N) AN ACT relating to professions and occupations.

Amend KRS 335B.010 to define terms related to licensing and public employment qualifications; amend KRS 335B.020 to narrow the class of offenses to which the chapter applies, prohibit disqualifying individuals from pursuing a professional license solely due to a finding that the applicant lacks good character, add consideration of the age of the person at the time the crime was committed, the evidence relevant to the circumstances of the crime, and evidence of rehabilitation in making licensure decisions; amend KRS 335B.030 to require that before a hiring or licensing authority denies an individual a professional license due to a prior conviction of a crime to notify the individual in writing of the specific offense that is the basis of the denial, the reasons the offense was determined to directly relate to the duties and responsibilities of the occupation and pose a reasonable threat to public safety, and that the applicant has a right to submit additional information within 30 days which the licensing authority is required to consider; require that upon a hiring or licensing authority denying an individual a professional license due to a prior conviction of a crime to notify the individual in writing of the specific offense that is the basis of the denial and the reasons the offense was determined to directly relate to the duties and responsibilities of the occupation and pose a reasonable threat to public safety; create new sections of KRS Chapter 335B to allow a person with a prior conviction of a crime to request an initial determination regarding whether a prior conviction of crime would disqualify the individual from licensure and require that this initial determination is binding on the hiring or licensing authority; require each hiring or licensing authority to publish information on its website pertaining to applicants with a prior conviction of a crime; require each hiring or licensing authority that is authorized to consider the criminal conviction of an applicant to provide an annual report to the Legislative Research Commission; amend various sections of KRS Chapters 309, 317A, and 327 to conform; EFFECTIVE January 1, 2026.

Current Status: 2/4/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB103.html>

HB109 **ABANDONED PROPERTY** (KULKARNI, N) AN ACT relating to abandoned property.

Amend KRS 383.020 to specify duties of landlord with respect to abandoned personal property.

Current Status: 2/4/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB109.html>

HB114 **LAND OWNER LIABILITY** (TRUETT, T) AN ACT relating to landowner liability for recreational use permission.

Amend KRS 150.645, relating to landowner liability, to provide that an owner, lessee, or occupant of premises who gives permission to another person to rock climb, boulder, or rappel on the premises shall not be liable for any injury to any person or property caused by the negligent acts of any person to whom permission is granted except for willful and malicious failure on behalf of the owner, lessee, or occupant; amend KRS 411.190, relating to obligations of owner to persons using land for recreation, to include rocks, boulders, and cliffs in the definition of "land" and rock climbing, bouldering, and rappelling in the definition of "recreational purpose."

Current Status: 3/13/2025 - (S) Reported Favorably, to Rules

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB114.html>

HB133 **UNIVERSAL RECOGNITION OF OCCUPATIONAL LICENSES** (DOAN, S) AN ACT relating to universal recognition of occupational licenses.

Create new sections of KRS Chapter 335B to allow universal recognition of occupational licenses and government certifications; include work experience as a basis for licensure or certification; explicitly include military personnel and their spouses; provide that the Act may be cited as the Universal Recognition of Occupational Licenses Act.

Current Status: 2/4/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB133.html>

HB134 **PROPOSE NEW SECTION OF KY CONSTITUTION RELATING TO PROPERTY EXEMPT FROM TAXATION** (BAUMAN, J) AN ACT proposing to create a new section of the Constitution of Kentucky relating to property exempt from taxation.

Propose to create a new section of the Constitution of Kentucky to exempt for homeowners who are 65 years of age or older any increase in the valuation of their permanent residence that is assessed after the later of the year the homeowner turned 65 or the year the homeowner purchased the property; require the exemption to be in addition to the exemption provided in Section 170 of the Constitution of Kentucky and notwithstanding Sections 171, 172, and 174 of the Constitution of Kentucky; apply the exemption to increases in valuation that occur after the date the amendment is ratified by the voters; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/4/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB134.html>

HB142 **REAL PROPERTY RIGHTS** (PROCTOR, M) AN ACT relating to real property rights.

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.

Current Status: 2/4/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB142.html>

HB158 PROPOSE NEW SECTION OF KY CONSTITUTION RELATING TO PPROPERTY EXEMPT FROM TAXATION (WHITE, R) AN ACT proposing to create a new section of the Constitution of Kentucky relating to property exempt from taxation.

Propose to create a new section of the Constitution of Kentucky to exempt from taxation a portion of the assessed value of real property maintained as the permanent residence of an owner who is a veteran or first responder; require an owner's disability status to meet the same disability requirements under Section 170 of the Constitution of Kentucky; allow real property maintained as the permanent residence of the surviving spouse of a veteran or first responder to receive an exemption based on the qualifiers of the veteran or first responder prior to his or her death; allow the General Assembly to set qualification requirements by law; prohibit a property from receiving more than one exemption under this new section of the Constitution of Kentucky; allow the exemption to be in addition to the exemption provided in Section 170 of the Constitution of Kentucky; provide that the exemptions supersede contrary provisions of Sections 171, 172, and 174 of the Constitution of Kentucky; apply the exemptions to property assessed on or after January 1, 2027; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/4/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB158.html>

HB159 COLLECTION OF DELINQUENT TAX BILLS (IMES, M) AN ACT relating to the collection of delinquent tax bills.

Amend KRS 134.504 to require the allowance of a mass foreclosure procedure in the terms of a contract between the Department of Revenue and a county attorney; amend the fees a county attorney may receive in the process of litigation for the collection of a certificate of delinquency; create new sections of KRS Chapter 68 to establish a mass foreclosure process for counties to use in the collection of delinquent tax bills.

Current Status: 2/4/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB159.html>

HB160 MANUFACTURED HOUSING (WITTEN, S) AN ACT relating to manufactured housing.

Amend KRS 100.348 to prohibit a local government from adopting or enforcing zoning regulations that treat manufactured homes differently from single-family homes; allow only regulation of certain architectural features of manufactured homes and require that those same standards be applied to single family homes; permit placement of manufactured home with smaller dimensions if a larger manufactured home could not be situated on the lot; remove language regarding legislative purpose of statute; add noncodified statement of the intent of the General Assembly. HFA (1) Delete the original provisions of Section 1 and reinsert and amend KRS 100.348 to retain original provisions except reinsert language regarding intent of General Assembly that protection of property values is a legitimate exercise of a local government's power; change the definition of "qualified manufactured home" to remove date of manufacture and include that it must be installed within five years of it being built; remove references to manufacturer's installation requirements and instead require compliance with KRS 227.570; reinsert language regarding compatibility of manufactured homes with site-built homes within a one eighth mile radius; reinsert language permitting compatibility standards for square footage of livable space; add a permissible compatibility standard related to setbacks, lot dimensions, and orientation, so

long as manufactured and site-built homes are subject to the same standard. SCS (1) Retain original provisions, except include additional language regarding legislative purpose of the statute; require qualified manufactured homes to have all parts only related to transport removed; indicate that subsection (4) is an exemption to the prohibitions in subsection (3); remove language indicating that compatibility standards shall be the same for manufactured and new site-built homes within the same zone; make subsection (5) permissive rather than mandatory; allow cities located in a consolidated local government that cannot enact zoning regulations to enact their own compatibility standards; remove noncodified language regarding the intent of the General Assembly; EFFECTIVE July 1, 2026.

Current Status: 3/27/2025 - (H) PLACED IN THE ORDERS OF THE DAY; for Concurrences or Nonconcurrence in SCS 1

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB160.html>

HB173 RENTAL PROPERTIES (DOTSON, R) AN ACT relating to rental properties.

Create a new section of KRS Chapter 65 preempting local governments from adopting or enforcing ordinances that create a registry of rental properties for enumerated reasons.

Current Status: 3/4/2025 - House Local Government (H), (Bill Scheduled for Hearing)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB173.html>

HB183 JURISDICTION OF CONTRACTOR DISPUTES (GROSSBERG, D) AN ACT relating to jurisdiction of contractor disputes involving real property.

Create a new section of KRS Chapter 411 to establish exclusive jurisdiction for contractor dispute actions involving real property located in this state.

Current Status: 2/4/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB183.html>

HB195 TAX INCENTIVES FOR FIRST-TIME HOME BUYERS (WITTEN, S) AN ACT relating to tax incentives for first-time home buyers.

Create a new section of KRS Chapter 141 to define terms; establish a tax deduction for contributions made to an eligible savings account by a first-time home buyer and allow an exclusion from income for any interest earned from an eligible savings account of a first-time home buyer effective for taxable years beginning on or after January 1, 2026, but before January 1, 2036; require the Department of Revenue to report to the Legislative Research Commission and the Interim Joint Committee on Appropriations and Revenue; amend KRS 141.019 and 131.190 to conform.

Current Status: 2/4/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB195.html>

HB198 AMEND SECTION 170 OF THE CONSTITUTION OF KENTUCKY RELATING TO TAXATION (MASSARONI, C) AN ACT proposing an amendment to Section 170 of the Constitution of Kentucky relating to taxation.

Propose to amend Section 170 of the Constitution of Kentucky to provide the General Assembly the authority to exempt all or a portion of any class of property from taxation or

eliminate all or a portion of any tax and the related provisions of that tax; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/4/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB198.html>

HB200 BUILDING CODE VIOLATIONS (CALLOWAY, J) AN ACT relating to building code violations.

Amend KRS 198B.130 to establish criteria for a violation for deviation from the Uniform State Building Code.

Current Status: 2/4/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB200.html>

HB222 PLANNED COMMUNITIES (LOCKETT, M) AN ACT relating to planned communities.

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; make technical correction.

Current Status: 2/7/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB222.html>

HB233 PREVENTION OF HARMFUL PRACTICES ASSOCIATED WITH PROPERTY AND CASUALTY INSURANCE (WILLIAMS, W) AN ACT relating to the prevention of harmful practices associated with property and casualty insurance.

Amend KRS 367.620 to define terms; amend KRS 367.622 to establish right to cancel a real estate goods or services contract within five business days after an insurer's notice of noncoverage; amend KRS 367.624 to establish notice requirements for real estate goods or services contracts; amend KRS 367.626 to establish cancellation and other requirements for real estate goods or services contracts; amend KRS 367.627 and 367.628 to establish penalties and requirements relating to real estate goods or services trade practices associated with property and casualty insurance; provide that the Act applies to contracts entered on or after the effective date of the Act. HCS (1) Retain original provisions; create a new section of KRS 367.620 to 367.628 to provide a construction clause; amend KRS 371.160 and KRS 371.425 to conform.

Current Status: 3/15/2025 - **SIGNED BY GOVERNOR;** (Acts Ch. 15)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB233.html>

HB235 CIVIL RIGHTS (MARZIAN, M) AN ACT relating to civil rights.

Repeal and reenact KRS 344.010 to define terms; amend KRS 344.020, relating to the purpose of the Kentucky's civil rights chapter, to prohibit discrimination on the basis of sexual orientation or gender identity; amend KRS 344.025, 344.040, 344.050, 344.060, 344.070, and 344.080, relating to prohibited discrimination in various labor and employment practices, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 210.033, 344.030, 344.100 and 344.110 to conform; amend KRS 344.120 and 342.140, relating to prohibited discrimination in places of public accommodation and advertisements therefor, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.170, 344.180, 344.190, 344.300,

and 344.310, relating to the state and local human rights commissions, to include prohibition of discrimination on the basis of sexual orientation or gender identity in the scope of their powers and duties; amend KRS 344.360, 344.370, 344.380, and 344.680, relating to prohibited discrimination in certain housing, real estate, and other financial transactions, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.367, relating to prohibited discrimination in certain insurance sales, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.400, relating to prohibited discrimination in certain credit transactions, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 18A.095 to conform; make technical corrections.

Current Status: 2/7/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB235.html>

HB237 **PURCHASE OF SINGLE-FAMILY HOMES** (MOORE, A) AN ACT relating to the purchase of single-family homes.

Create new sections of KRS Chapter 367 to define terms; prohibit persons who own 50 or more single-family rental homes in qualifying counties from purchasing additional single-family homes in qualifying counties except for use by the person as a residence; limit the purchase restriction to single-family homes that have been advertised for sale for less than 90 days or less than 30 days if the purchaser qualifies as a small business; provide that a violation is also a violation of KRS 367.170; provide for joinder of certain parties with joint and several liability in enforcement actions.

Current Status: 2/7/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB237.html>

HB250 **PROPERTY RIGHTS** (CALLAWAY, E) AN ACT relating to property rights.

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 to immediately remove a person unlawfully occupying a residential dwelling or other structure 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; create a new section of KRS Chapter 523 to establish the offense of making a false statement to detain real property.

Current Status: 2/7/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB250.html>

HB253 **COLLECTION OF LOCAL BUSINESS TAXES AND FEES** (BAUMAN, J) AN ACT relating to the collection of local business taxes and fees.

Create new sections of KRS Chapter 41 to define "occupational license fee" and "system"; require the Office of the State Treasurer to develop and maintain a web-based system for the centralized reporting, collection, and distribution of occupational license fees; establish requirements for the system; allow the State Treasurer to assess a fee on businesses using the system; establish requirements related to the web-based system for the State Treasurer and local taxing jurisdictions; create a working group to be chaired by the State Treasurer; require the working group to provide recommendations on creating a centralized system for modernizing the reporting, collection, and distribution of local business taxes and fees.

Current Status: 2/7/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB253.html>

HB256

MARKETABLE TITLE (FLANNERY, P) AN ACT relating to marketable title.

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. HCS (1) Retain original provisions; define "mineral" and "mineral interest" or "mineral estate"; establish that the provisions of the Act shall not be applied to bar or extinguish any right, title, estate, or interest in a mineral interest, mineral estate, or mineral, or any mining or other rights pertinent to or exercisable in connection with a mineral interest, mineral estate, or mineral; provide that the Act shall not be applied to bar or extinguish otherwise enforceable plats, covenants, or restrictions applicable to developments, communities, and homeowners' associations.

Current Status: 2/26/2025 - (S) Referred to Committee Senate Judiciary (S)

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

HB260

AFFORDABLE HOUSING (GROSSBERG, D) AN ACT relating to affordable housing.

Create a new section of KRS Chapter 198A to create the abandoned home pool fund to be administered by the Kentucky Housing Corporation to purchase and improve vacant and abandoned homes for rental to eligible individuals and families; specify application process and criteria.

Current Status: 2/7/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB260.html>

HB315

ACQUISITION OF AGRICULTURAL LAND (SHARP, S) AN ACT relating to the acquisition of agricultural land.

Create a new section of KRS Chapter 247 to define terms; prohibit a nonresident alien, foreign business, foreign agent, trustee, or fiduciary associated with the government of any proscribed country referenced in 22 C.F.R. sec. 126.1 from the purchase, lease, or acquisition of agricultural land in Kentucky or participation in programs administered by the Department of Agriculture, Agricultural Development Board, and Kentucky Agricultural Finance Corporation; allow a nonresident alien, foreign business, foreign agent, trustee, or fiduciary to own, purchase, hold, or develop agricultural land for nonagricultural use provided that the development is completed within five years of acquiring the land; require that a copy of the report required under the provisions of the Agricultural Foreign Investment Disclosure Act be filed with the Department of Agriculture; require the Department of Agriculture to report evidence of noncompliance to the Office of the Attorney General; require the Office of the Attorney General to investigate the evidence; allow the Office of the Attorney General to enforce provisions; require that agricultural land found in violation be escheated to the state and be subject to judicial foreclosure; set requirements for disbursement of proceeds of the sale. SCS (1) Retain original provisions; allow any entity that has a national security agreement with the Committee on Foreign Investment in the United States to purchase, lease or acquire up to 350 acres for agricultural research or experimental purposes. SFA (3) Retain original provisions; allow an existing foreign-owned business to purchase adjacent agricultural land to expand the

operations of the business; allow the Office of the Attorney General to recover reasonable costs of litigation.

Current Status: 3/14/2025 - delivered to Governor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB315.html>

HB321

PLANNING AND ZONING (JOHNSON, D) AN ACT relating to planning and zoning.

Repeal, reenact and amend KRS 147A.027 as a new section of KRS Chapter 100 to require the initial orientation training that planning commissioners and board of adjustment members take to occur between one year prior to appointment and one year following appointment and include at least one hour of training on the impact of planning and zoning policies and procedures on housing supply and accessibility; require planning professionals, zoning administrators, administrative officials, and each planning professional's deputies and assistants to take at least one hour of the same initial orientation training relating to housing; require all officials to report that orientation training within 30 days of completion; require planning commissioners, board of adjustment members and planning professionals, zoning administrators, administrative officials, and each planning professional's deputies and assistants to take one hour of continuing education each cycle relating to housing; require all officials to report that continuing education training within 30 days of completion. SCS (1) Retain original provisions; amend KRS 100.347 to limit who is authorized to appeal a final action concerning planning and zoning to owners of real property within the zone where the property that is the subject of the final action is located.

Current Status: 3/14/2025 - delivered to Governor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB321.html>

HB339

RESIDENTIAL DETECTORS (TATE, N) AN ACT relating to residential detectors.

Create a new section of KRS Chapter 227 to require owner, seller, or lessor to have functional smoke, carbon monoxide, and gas detectors where applicable in all existing residential structures; require seller or lessor to verify in affidavit prior to transfer or tenancy of property; exempt KRS Chapter 324 licensees from liability.

Current Status: 2/7/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB339.html>

HB342

FINANCIAL LITERACY (MEREDITH, M) AN ACT relating to financial literacy.

Amend KRS 158.1411 to require one credit in financial literacy during the eleventh or twelfth grade for students entering grade nine during or after the 2026-2027 school year; direct minimum topics to be covered in the course; direct that the financial literacy course be accepted as a math, social studies, or elective course graduation requirement; require the Department of Education, in collaboration with the Kentucky Financial Empowerment Commission, to determine which courses meet the financial literacy course requirement. SCS (1) Retain original provisions, except remove the requirement that the financial literacy course be taken in the 11th or 12th grade; remove the requirement that the financial literacy course be accepted as meeting a math or social studies credit; include instruction on the critical review of documents and the ability to provide a signature in cursive.

Current Status: 3/14/2025 - delivered to Governor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB342.html>

HB347 REAL PROPERTY SOLD IN A MASTER COMMISSIONERS' SALE (GROSSBERG, D) AN ACT relating to real property purchased at a master commissioner's sale.

Amend KRS 91.514 and create a new section of KRS Chapter 426 to establish that any residential property that is purchased at a master commissioner's sale or other court-ordered sale in a county that has a land bank authority and was occupied at any time within the two years prior to the sale must undergo renovations within six months of obtaining the title to the property and must be returned to a state of occupancy within specified time periods; define terms; establish a fine of \$100 per day payable to the local government for noncompliance.

Current Status: 2/7/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB347.html>

HB350 ROOFING CONTRACTORS (GROSSBERG, D) AN ACT relating to roofing contractors.

Create new sections of KRS Chapter 198B to define terms; establish licensing for roofing contractors under the Department of Housing, Buildings and Construction; prohibit any persons not licensed under the department from holding himself or herself out as a roofing contractor; allow the department to issue roofing contractor licenses, promulgate administrative regulations, and implement disciplinary actions; establish applicant requirements and fee limitations; establish a fine and potential misdemeanor incarceration for violations; create the roofing contractors fund; amend KRS 367.620 to conform.

Current Status: 2/7/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB350.html>

HB353 EMINENT DOMAIN (ROBERTS, T) AN ACT relating to eminent domain.

Create new sections of KRS 99.700 to 99.730 to allow a commission or alternative government entity to obtain an administrative warrant to inspect blighted or abandoned properties; require commissions and alternative government entities to exercise the power of eminent domain in accordance with KRS 99.700 to 99.730; amend KRS 99.705 to define "abandoned property"; redefine "blighted property"; amend KRS 99.720 to require two notices of local code violations prior to certification of a property as blighted or abandoned; amend KRS 99.725 to require local governments to hold public hearings regarding proposed takings of blighted or abandoned property prior to initiating eminent domain proceedings; require proceedings of the public hearings to be recorded and available to the public for review and comment; amend KRS 416.610 to require the petitioner in an eminent domain proceeding to prove necessity of the taking; amend KRS 416.675 to redefine "public use"; remove allowance of sale or lease of property to private entities occupying an incidental area within a public project or building; remove exemption for property financed by state road funds or federal highway funds from the requirements of KRS 416.675; amend KRS 65.355, 91.285, 92.305, 99.700, 99.710, 99.715, 99.727, 99.730, and 416.580 to conform.

Current Status: 2/7/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB353.html>

HB358 USE OF ALGORITHMIC DEVICES IN SETTING RESIDENTIAL RENT (KULKARNI, N) AN ACT relating to the use of algorithmic devices in setting the amount of rent to be

charged to a residential tenant.

Create a new section of KRS Chapter 383 to prohibit the use of algorithmic devices in setting the amount of rent to be charged to a residential tenant.

Current Status: 2/7/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB358.html>

HB359 RIGHTS AND OBLIGATIONS OF LANDLORDS (KULKARNI, N) AN ACT relating to rights and obligations of landlords and tenants to a residential lease.

Repeal and reenact various sections of KRS Chapter 383 to amend the Uniform Residential Landlord and Tenant Act; create new sections of KRS Chapter 383 to conform; amend KRS 383.715 to conform; repeal KRS 383.300, 303.302, 383.500, 383.505, 383.515, 383.525, 383.540, 383.580, 383.620, and 383.665; apply to a lease made on or after the effective date of the Act.

Current Status: 2/7/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB359.html>

HB364 HOME INSTILLATION CREDIT (KULKARNI, N) AN ACT relating to the home installation credit.

Create a new section of KRS Chapter 141 establishing the refundable home installation credit, not to exceed \$7,500 annually, for qualifying home installations to increase the habitability or efficiency of the residence for individuals that are age 65 or older or have a physical or mental impairment; effective for taxable years beginning on or after January 1, 2026, but before January 1, 2030; amend KRS 141.0205 to establish ordering of the credit; amend KRS 131.190 to allow information to be provided to the Legislative Research Commission.

Current Status: 2/7/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB364.html>

HB378 TAX CREDIT FOR QUALIFIED HOME MODIFICATIONS (CAMUEL, A) AN ACT relating to a tax credit for qualified home modifications.

Create a new section of KRS Chapter 141 to establish the qualified home modification credit against the tax imposed in KRS 141.020; amend KRS 141.0205 to order the credit; amend KRS 131.190 to allow the Department of Revenue to report on the credit.

Current Status: 2/12/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB378.html>

HB383 ACCESSIBLE HOME INCOME TAX CREDIT (CAMUEL, A) AN ACT relating to an accessible home income tax credit.

Create a new section of KRS Chapter 141 to establish the accessible housing income tax credit for taxable years beginning on or after January 1, 2026, but before January 1, 2030; amend KRS 141.0205 to order the credit; amend KRS 131.190 to allow the Department of Revenue to report on the credit.

Current Status: 2/12/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB383.html>

HB393 ACQUISITION AND OWNERSHIP OF REAL PROPERTY BY A FOREIGN PRINCIPAL (WESLEY, B) AN ACT relating to the acquisition and ownership of real property by a foreign principal.

Creates a new section of KRS Chapter 381, relating to real property, to define terms; prohibit foreign principals from owning real property in the Commonwealth of Kentucky; provide exceptions; require foreign principals to register any ownership interest acquired before the effective date of this Act with the Cabinet for Economic Development; allow persons to report evidence of noncompliance to the Office of the Attorney General; require the Office of the Attorney General to investigate the evidence; allow the Office of the Attorney General to enforce provisions; establish penalties for violations; amend KRS 381.320 to conform.

Current Status: 2/12/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB393.html>

HB428 HIGHWAY ACCESS (DECKER, J) AN ACT relating to highway access.

Amend KRS 177.420 to prohibit the Transportation Cabinet or any county or city that maintains a limited access facility from requiring a property owner to pay compensation for any increase in property value attributable to the new access as a condition of allowing a property owner access.

Current Status: 2/14/2025 - (H) Referred to Committee House Transportation (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB428.html>

HB447 UNFAIR CLAIMS SETTLEMENT PRACTICES (AULL, C) AN ACT relating to unfair claims settlement practices.

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.

Current Status: 2/14/2025 - (H) Referred to Committee House Banking & Insurance (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB447.html>

HB450 LOCAL GOVERNMENT (BRIDGES, R) AN ACT relating to local government.

Amend KRS 132.380 to require the examination of candidates for the office of property valuation administrator to be offered by the Kentucky Community and Technical College System (KCTCS); require the Department of Revenue to provide KCTCS with examination questions and other relevant examination information; establish the examination period; require KCTCS to work with the department to promulgate administrative regulations for the examination registration and establishment of fees; require KCTCS to provide the Department of Revenue information from a candidate's examination for purposes of determining if the candidate passed the examination; establish a deadline for the

Department of Revenue to issue a certificate of fitness and qualification to candidates who passed the examination; make technical corrections.

Current Status: 2/14/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB450.html>

HB452 LANDLORDS AND TENANTS (GROSSBERG, D) AN ACT relating to landlords and tenants.

Create a new section of KRS Chapter 383 to establish a civil cause of action for a tenant against a landlord who receives a citation for a violation of a local housing code and does not remedy the violation within 90 days; provide that if the cost of the repair exceeds 12 months' rent, the landlord may refund rent and obtain possession of the property within 30 days; establish procedure for determining cost of repair; specify recoverable damages; establish procedure for maintaining a forcible detainer action during the pendency of the tenant's civil action; require rent due during pendency of civil action to be paid into court; declare a waiver of rights to be unenforceable; provide that the Act may be cited as the Make Our Landlords Diligent (M.O.L.D) Act.

Current Status: 2/14/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB452.html>

HB478 EMERGENCY RESPONSE FEES (CALLAWAY, E) AN ACT relating to emergency response fees.

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.

Current Status: 2/14/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB478.html>

HB503 NEW SECTION OF KENTUCKY CONSTITUTION RELATING TO PROPERTY EXEMPT FROM TAXATION (LAWRENCE, W) AN ACT proposing to create a new section of the Constitution of Kentucky relating to property exempt from taxation.

Propose to create a new section of the Constitution of Kentucky to exempt from state and local property taxes real property maintained as the permanent residence of an owner who is an active-duty member or honorably discharged veteran of the United States Armed Forces, the United States Reserve Forces, or the Kentucky National Guard; require the owner to file paperwork with the local assessor to receive the exemption; provide that the exemptions supersede contrary provisions of Sections 170, 171, 172, and 174 of the Constitution of Kentucky; apply the exemptions to property assessed on or after January 1, 2027; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/21/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB503.html>

HB514 AFFORDABLE HOUSING DEVELOPMENT ON PROPERTY OWNED BY RELIGIOUS INSTITUTIONS (STALKER, S) AN ACT relating to affordable housing developed on property owned by religious institutions.

Create a new section of KRS Chapter 100 to define terms; allow religious institutions to develop affordable housing with only a ministerial submission to review by a planning unit

for compliance with the provisions of the section if the development is on land owned by a religious institution, exclusively contains affordable housing for a period of ten years, and contains fewer than 25 units; require compliance with design standards of the planning unit with the option to obtain a variance; require continuing compliance with the section; allow for religious institutions to propose an affordable housing development exceeding 25 units but require a public meeting and approval by the planning commission; allow the Kentucky Housing Corporation to provide technical and advisory resources to a religious developer.

Current Status: 2/21/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB514.html>

HB534

ACTIONS FOR FORCIBLE ENTRY AND DETAINER (WITTEN, S) AN ACT relating to actions for forcible entry and detainer.

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.

Current Status: 2/21/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB534.html>

HB548

TRADE PRACTICES (GROSSBERG, D) AN ACT relating to trade practices.

Create a new section of KRS Chapter 365 to define "prohibited advertisement" and "solicit"; prohibit a person from soliciting residential property owners with a prohibited advertisement, offering value in exchange for inspecting residential property owner's roof, offering value in exchange for making an insurance claim for damage to the residential property owner's roof, and providing an agreement authorizing repairs to a residential property owner's roof pursuant to a property insurance claim without providing a good-faith estimate of itemized and detailed cost of services

Current Status: 2/25/2025 - (H) Referred to Committee House Economic Development & Workforce Investment (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB548.html>

HB559

TAX CREDIT FOR RENTERS (STEVENSON, P) AN ACT relating to a tax credit for renters.

Create a new section of KRS Chapter 141 to establish a refundable qualified rent payment credit for taxable years beginning on or after January 1, 2026, but before January 1, 2030, in the amount of 25 percent of the qualified rent payments made during the taxable year, not to exceed \$1,000; amend KRS 141.0205 to order the credit; amend KRS 131.190 to allow reporting by the Department of Revenue.

Current Status: 2/21/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB559.html>

HB576

ACCESSORY DWELLING UNITS (KULKARNI, N) AN ACT relating to accessory dwelling units.

Create a new section of KRS Chapter 100 to define "accessory dwelling unit"; allow accessory dwelling unit as a permitted use in all residential zones; prohibit a planning unit from adopting regulations which would not allow a property owner to have one accessory

dwelling unit on the owner's property, impose requirements on accessory dwelling units different than those placed on single-family homes, or assess additional fees on accessory dwelling units; allow a planning unit to enforce regulations that require notification of the construction of a new accessory dwelling unit, prohibit more than one accessory dwelling unit on a property, assess a one-time fee of \$250 at the time the accessory dwelling unit is created, and prohibit the accessory dwelling unit's use as a short-term rental.

Current Status: 2/25/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB576.html>

HB577 PLANNING AND ZONING (KULKARNI, N) AN ACT relating to planning and zoning.

Create a new section KRS Chapter 100 to define terms; allow multi-unit dwellings and mixed-use developments as permitted uses in commercial zones; prohibit a planning unit from adopting or enforcing regulations that do not allow multi-unit dwellings and mixed-use developments in commercial zones, impose requirements on multi-unit dwellings or mixed-use developments more restrictive than other uses in a zone, or require certain parking restrictions on multi-unit dwellings or mixed-use developments.

Current Status: 2/25/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB577.html>

HB578 DUPLEXES (KULKARNI, N) AN ACT relating to duplexes.

Create a new section of KRS Chapter 100 to define "duplex"; allow duplexes as a permitted use in all residential zones; prohibit a planning unit from adopting or enforcing regulations that would exclude duplexes in residential zones or impose requirements or fees on duplexes different than those for single-family homes.

Current Status: 2/25/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB578.html>

HB579 KENTUCKY BUILDING CODE (KULKARNI, N) AN ACT relating to the Kentucky Building Code.

Create a new section of KRS Chapter 198B to permit less than six stories of Residential Group R-2 occupancy to be served by a single exit.

Current Status: 2/25/2025 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB579.html>

HB583 HOUSING (WATKINS, J) AN ACT relating to housing and making an appropriation therefor.

Create a new section of KRS Chapter 198A to create the affordable housing loan pool fund to be administered by the Kentucky Housing Corporation to provide rehabilitation and construction loans to eligible entities; specify terms and process; create a new section of KRS Chapter 194A to create the homelessness prevention fund to be administered by the Cabinet for Health and Family Services for continuum of care funds; specify eligible uses and eligible entities; amend KRS 198A.080 to modify criteria for housing development loan fund, require notice of eligible funds, and allow expenditure of funds for technical and

administrative costs; create new section of KRS Chapter 198A to establish parameters by which the Kentucky Housing Corporation shall review and approve the affordable housing credit; create a new section of KRS Chapter 141 to establish the affordable housing credit; amend KRS 141.0205 to order the credit; amend KRS 131.190 to allow the Department of Revenue to report on the credits; repeal, reenact, and amend KRS 141.437 to reinstate the ENERGY STAR home credit to allow, in addition to prior credits, credit for the construction of an ENERGY STAR multifamily building; repeal, reenact, and amend KRS 141.435 to define terms; repeal, reenact, and amend KRS 141.436 to establish updated requirements for an energy efficiency credit; amend KRS 141.0205 to conform; amend KRS 131.190 to conform; amend KRS 139.480 to exempt the sale or purchase of new modular homes and new manufactured homes from sales and use tax on and after July 1, 2025 and before July 1, 2036 if they are to be used as a single-family residence and permanently affixed to real estate; amend KRS 142.400 to impose a 1% statewide surtax on the rental of accommodations when charged by the owner of the property or by a person facilitating the rental of the property and deposit the receipts from the surtax into the Kentucky affordable housing trust fund; amend KRS 42.580, 142.402, 142.404, 142.406, and 198A.190 to conform; amend KRS 132.810 to increase the frequency of the property tax homestead exemption cost of living adjustment to annually instead of biennially; create a new section of KRS Chapter 100 to define terms; allow religious institutions to develop affordable housing with only a ministerial submission to review by a planning unit for compliance with the provisions of the section if the development is on land owned by a religious institution, exclusively contains affordable housing for a period of ten years, and contains fewer than 25 units; allow for religious institutions to propose an affordable housing development exceeding 25 units but require a public meeting and approval by the planning commission; allow the Kentucky Housing Corporation to provide technical and advisory resources to a religious developer; create a new section of KRS Chapter 383 to provide automatic expungement of records in actions for forcible entry and detainer; amend KRS 383.250 to provide for sealing of records; amend KRS 198A.027 to allow appropriations to be used for homeless initiatives; appropriate \$104 million from the Budget Reserve Trust Fund account for various affordable housing initiatives; repeal KRS 65.874 and 383.198; APPROPRIATION.

Current Status: 2/21/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB583.html>

HB588 **AFFORDABLE HOUSING TRUST FUND** (BRATCHER, S) AN ACT relating to the affordable housing trust fund.

Amend KRS 64.012 to increase and modify fees received by the county clerk; after January 1, 2026, allow recalculation using the CPI-U, with the fee increase going to the Affordable Housing Trust Fund; apply to fees received by county clerks for services provided on or after August 1, 2025.

Current Status: 2/21/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB588.html>

HB610 **REVENUE** (WILLIAMS, W) AN ACT relating to revenue.

Repeal and reenact KRS 132.010, relating to property taxes, to remove definitions of terms not used within KRS Chapter 132 and to alphabetize and restructure the definitions; amend various other sections to conform.

Current Status: 2/21/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB610.html>

HB630

EMINENT DOMAIN (BIVENS, R) AN ACT relating to eminent domain.

Create a new section of KRS 262.900 to 262.920 to prohibit the taking of property subject to an agricultural conservation easement by eminent domain; allow public hearing on a proposed taking of property subject to an agricultural conservation easement before the local soil and water conservation district board of supervisors; create a new section of KRS Chapter 411 to allow an owner of property adjoining a property condemned by eminent domain to bring a civil action against the condemner for damages to property; create a new section of KRS Chapter 413 to establish a five-year statute of limitations for actions by adjoining property owners against condemners; create a new section of KRS Chapter 416 to prohibit land condemned by eminent domain from being used for the construction of solar energy facilities; amend KRS 262.850 to prohibit the taking of property within the boundaries of an agricultural district by eminent domain; require condemners to provide a written report at public hearing justifying condemnation due to lack of feasible alternative locations; amend KRS 382.850 to prohibit the taking of property subject to a conservation easement by eminent domain; allow an owner of property subject to a conservation easement who has been served with a summons of condemnation proceedings to request a public hearing before the local soil and water conservation district board of supervisors; require condemners to provide a written report at public hearing justifying condemnation due to lack of feasible alternative locations; amend KRS 416.550 to require that prior to filing a petition to initiate condemnation proceedings with regard to private property, the condemner shall engage in good-faith negotiations with the property owner, seek written consent from the property owner to make an audio or video recording of the good-faith negotiations and to submit the recording to the Attorney General, refrain from making any materially false or misleading statements, and not enter into any legally binding agreement with the property owner until a survey of the property has been completed at the expense of the condemner; provide that the recording of negotiations is subject to public inspection under the Kentucky Open Records Act; amend KRS 416.560 to specify requirements for contents of notice of entry to owners of property; establish penalty for failure to give notice; amend KRS 416.570 to require a petition for condemnation proceedings to contain statements that the property is not subject to an easement that prohibits taking by eminent domain, that there are no reasonable alternate locations or routes for the proposed project, that good-faith negotiations have occurred as prescribed, that no materially false or misleading statements were made to a property owner, and that an audio or video recording of the negotiations has been taken and submitted to the Attorney General or waived by the property owner; amend KRS 416.580 to require the appointment of a certified independent real estate appraiser to the group of commissioners who establish the value of condemned property; amend KRS 416.610 to require the condemner to pay expenses and reasonable attorney's fees in a condemnation proceeding; amend KRS 416.620 to require the condemner to pay expenses and reasonable attorney's fees in a condemnation proceeding; amend KRS 416.660 to establish a highest and best use valuation for condemned property; establish the payment of a premium of 125% for any condemned property used for conservation, farm, or agricultural purposes; amend KRS 416.675 to define "private owner."

Current Status: 2/26/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB630.html>

HB639 **PROPERTY TAX HOMESTEAD EXEMPTION FOR DISABLED VETERANS** (GRIFREE, P) AN ACT relating to a property tax homestead exemption for disabled veterans.

Create a new section of KRS Chapter 132, relating to state and local property taxes, to establish a new homestead exemption for veterans with a service-connected disability; establish requirements for the exemption; allow the permanent residence of a veteran's surviving spouse to continue to receive the exemption; require the Department of Revenue to prescribe forms and an application process for the exemption; apply the exemption to state, county, city, and special district taxes; allow mobile homes, manufactured houses, recreational homes, and modular homes to qualify for the exemption; require title transfers on property receiving the exemption to be reported to the property valuation administrator; allow the exemption to apply to the value of the property that is assessable to the owner or proportioned to his or her interest when the property is jointly owned or owned through a stock or membership corporation; allow partial or full refunds if an overpayment occurs upon application of the exemption; apply to property assessed on or after January 1, 2026.

Current Status: 2/21/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB639.html>

HB681 **VACANT AND ABANDONED PROPERTY** (ROARX, R) AN ACT relating to vacant and abandoned property.

Create a new section of KRS Chapter 61 to allow a law enforcement officer to enter vacant and abandoned property to remove any person unlawfully occupying the property; specify when property shall be presumed vacant and abandoned; provide criminal and civil immunity to a law enforcement officer acting in good faith.

Current Status: 2/26/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB681.html>

HB703 **FARMLAND RETENTION** (DOSSETT, M) AN ACT relating to farmland retention.

Amend KRS 154.60-040 to define terms; create the Farmland Retention Tax Credit Program; establish a tax credit for seller of agricultural land; amend KRS 141.3841, 131.190, 154.60-005, and 154.60-020 to conform; sunset the program on December 31, 2031.

Current Status: 2/27/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB703.html>

HB707 **REGINAL INDUSTRIAL TAXING DISTRICTS** (FRAZIER GORDON, D) AN ACT relating to reginal industrial taxing districts.

Create a new section of KRS Chapter 65 to define terms; allow two or more local governments to form a regional industrial taxing district; establish requirements for an economic development project in a regional industrial taxing district; allow the district to levy a special ad valorem tax; allow local governments to impose an occupational license fee on businesses, trades, and professions performed, rendered, or conducted within a regional industrial taxing district; establish requirements for the occupational license fee and the revenues collected; require the establishment of a board as part of the interlocal agreement.

Current Status: 2/26/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB707.html>

HB717 **FIRST GENERATION HOMEBUYER TRUST FUND** (AULL, C) AN ACT relating to establishing a first generation homebuyer trust fund and program.

Create new sections of KRS Chapter 198A to define terms; establish the first-generation homebuyer trust fund, establish eligible activities and use of trust fund; require Kentucky Housing Corporation to submit annual reports to the Legislative Research Commission.

Current Status: 2/27/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB717.html>

HB720 **DISPOSITION OF PROPERTY** (LOCKETT, M) AN ACT relating to disposition of property.

Create new sections of KRS Chapter 394 to enact the Uniform Electronic Wills Act; define terms; establish the applicability of electronic wills; address the effect of a will electronically executed in another jurisdiction; establish requirements for executing and revoking an electronic will; address records that are not executed in compliance with the requirements for an electronic will; provide requirements for an electronic will to be self-proving; allow for certified paper copies of an electronic will; create new sections of KRS Chapter 394 to enact the Uniform Electronic Estate Planning Documents Act; define terms; establish that a non-testamentary estate planning document or a signature on a non-testamentary estate planning document may not be denied legal effect or enforceability solely because it is in electronic form; provide that an electronic record of a document satisfies a requirement for a non-testamentary estate planning document to be in writing; establish notarization, acknowledgment, and verification requirements; create new sections of KRS Chapter 386 to enact the Kentucky Qualified Dispositions in Trust Act; define terms; establish requirements for qualified affidavit; prohibit claims by creditors against property subject to a qualified disposition to a qualified trust except under limited circumstances; provide that limitations on actions by creditors do not apply to past due child support, past due maintenance to a spouse or former spouse, or a written agreement, judgment, or order of a court for division of marital property of a spouse or former spouse; limit powers and rights of transferor to those conferred by the qualified trust; establish rules for avoiding a qualified disposition to a qualified trust; address rights of trustee and beneficiary when a qualified disposition has been avoided; provide that a spendthrift provision acts as a restriction on the transferor's beneficial interest in the trust under law other than bankruptcy law; enumerate persons who may not act as a qualified trustee; allow a transferor to appoint trust advisors; provide for the appointment of a successor trustee in certain circumstances; provide that the inclusion of certain provisions in the qualified trust instrument does not deem the trust to be revocable; application to trusts and dispositions of property on or after effective date of Act; establish a new subchapter of KRS Chapter 386B and create new sections to enact the Uniform Directed Trust Act; define terms; establish that Act does not apply to powers of appointment; subject trust directors to same rules, liabilities, and fiduciary duties as trustees; enumerate powers of trust director and responsibilities of trustee in a trust under direction; provide for liability of trust director for breach of trust; time limitation for breach of trust action; require communication of information between trustees and trust directors; establish a new subchapter of KRS Chapter 386B and create new sections to enact the Uniform Trust Decanting Act; define terms; applicability of provisions; require fiduciaries to act in accordance with fiduciary duties in exercising trust decanting power; specify notice

requirements prior to exercise of the decanting power; address authority to represent and bind or another person under a first-trust instrument; allow court intervention in disputes regarding the exercise of the decanting power; require an exercise of the decanting power to be made in a record signed by an authorized fiduciary; allow an authorized fiduciary with expanded distributive discretion over the principal of a first trust to exercise decanting power over the principal of the first trust; specify trust provisions and actions permissible when property is decanted to a second trust by such a fiduciary; allow an authorized fiduciary with limited distributive discretion over the principal of a first trust to exercising decanting power over the principal of the first trust; specify trust provisions and actions permissible when property is decanted to a second trust by such a fiduciary; establish rules for decanting to a special needs trust; establish rules to protect charitable trust interests; provide for limitations on decanting power through restrictions in a first-trust instrument; prohibit decanting to a second trust to increase fiduciary compensation unless beneficiaries of the second trust agree to the increase or it is approved by a court; address fiduciary compensation and liability in a second-trust instrument; provide for limitations on authority of authorized fiduciary to exercise decanting power to modify provisions relating to removal or replacement of the fiduciary; set limitations for exercise of the decanting power with respect to transfers of property affecting tax liability; specify requirements for duration of a second trust; allow authorized fiduciary to exercise decanting power regardless of whether the fiduciary could have made or would have been compelled to make a discretionary distribution under discretionary distribution standard of the first trust; provide for circumstances where decanting power is effective even if second trust does not comply in part with the provisions of the Act; provide for decanting powers to an animal trust; provide that a settlor of a first trust is deemed to be settlor of first trust; establish rules for disposition of later-discovered property; provide that obligations enforceable against first trust are enforceable to same extent against second trust; require provisions to be applied and construed so as to promote uniformity among states; conform to federal requirements related to electronic signatures and records; amend and repeal various sections of the Kentucky Revised Statutes to conform; establish short titles.

Current Status: 2/27/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB720.html>

HB747

FRAUDULENT SALE OF REAL PROPETY (PROCTOR, M) AN ACT relating to the fraudulent sale or lease of real property.

Create a new section of KRS Chapter 514 to establish the offense of fraudulent sale or lease of real property.

Current Status: 2/27/2025 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB747.html>

HB791

MISCLASSIFICATION OF EMPLOYEES (STALKER, S) AN ACT relating to misclassification of employees.

Create a new section of KRS Chapter 337 to provide a remedy for employees misclassified as independent contractors; amend KRS 337.010 to define "independent contractor" and "misclassified"; repeal KRS 336.137.

Current Status: 2/27/2025 - (H) Referred to Committee House Economic Development & Workforce Investment (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB791.html>

HB796

DELINQUENT TAX LIENS (STALKER, S) AN ACT relating to delinquent tax liens.

Amend KRS 134.490 to modify notification requirements for third-party purchasers of delinquent taxes; amend KRS 134.504 to require notice of the homestead exemption application process.

Current Status: 2/27/2025 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB796.html>

HB797 **AMEND SECTION 172B OF THE CONSTITUTION OF KENTUCKY** (BAUMAN, J) AN ACT proposing to amend Section 172b of the Constitution of Kentucky relating to property exempt from taxation.

Propose to amend Section 172B of the Constitution of Kentucky to expand the freeze on an assessment or reassessment moratorium to include the development of property and to remove the five-year expiration date for the moratorium; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/27/2025 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB797.html>

HB806 **BACKYARD CHICKENS** (DOAN, S) AN ACT relating to keeping chickens on residential property.

Create a new section of KRS Chapter 65 to define "backyard chicken"; allow a person to keep six or fewer backyard chickens on residential property in cities; establish requirements.

Current Status: 2/27/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB806.html>

HB807 **SCHOOL BUILDINGS** (BANTA, K) AN ACT relating to school buildings.

Amend KRS 162.055 to allow school property to be utilized for teacher and employee housing; create a new section of KRS Chapter 162 to permit school boards or school district finance corporations to use land currently owned or newly leased to provide affordable housing options for teachers and school employees.

Current Status: 2/27/2025 - (H) Referred to Committee House Primary and Secondary Education (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HB807.html>

HR24 **EXPRESSING CONCERN ABOUT FEDERAL REGULATORY OVERREACH** (HODGSON, J) A RESOLUTION expressing concern about federal regulatory overreach that adversely affects the housing industry.

Express concern about federal regulatory overreach that adversely affects the housing industry.

Current Status: 2/14/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HR24.html>

HR85 **PROMOTE FINANCIAL LITERACY** (GROSSBERG, D) A RESOLUTION to promote the financial literacy of Kentuckians.

A RESOLUTION to promote the financial literacy of Kentuckians.

Current Status: 3/14/2025 - to House Floor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/HR85.html>

SB25

OVERSIGHT OF GOVERNMENT OPERATIONS (MILLS, R) AN ACT relating to oversight of government operations and declaring an emergency.

Amend KRS 103.200 to include multifamily housing developments of forty-eight units or more in the definition of "building" for sections related to industrial revenue bonds; and amend KRS 100.347 to limit who can appeal a final action concerning planning and zoning to those that own real property contiguous to a property whose status would be changed as a result of the final action. SCS (1) Retain original provisions, except delete the section that amended KRS 100.347 to limit who can appeal a final action concerning planning and zoning to owners of real property contiguous to a property status that would be changed as a result of the final action. HCS (1) Retain original provisions; create new sections of KRS Chapter 7A to define terms; establish the Medicaid Oversight and Advisory Board of the Kentucky General Assembly to review, analyze, study, evaluate, provide legislative oversight, and make recommendations to the General Assembly regarding any aspect of the Kentucky Medicaid program; establish board membership, authority, and duties; amend KRS 7A.010, 7A.140, 7A.150, and 7A.180 to conform; create a new section of KRS 227.200 to 227.400 to allow for the creation of a local appeals board to hear appeals from final orders of fire chiefs and state fire marshals; establish membership, procedures, and jurisdiction when no local appeals board is established; provide for appeal to Circuit Court of jurisdiction; amend KRS 227.200 to define terms; amend KRS 227.335, 227.380, and 227.390 to conform; amend KRS 43.010 to define "deputy auditor" and "ombudsman"; amend KRS 43.030 to replace references to "assistant auditor" with "deputy auditor"; amend KRS 43.035 to require the Cabinet for Health and Family Services to provide information on contacting the Commonwealth Office of the Ombudsman at all Department for Community Based Services offices; require ombudsman to maintain confidentiality; authorize the ombudsman to promulgate administrative regulations; establish that expenses incurred by ombudsman shall be charged to the entity that is the subject of the ombudsman's work; amend KRS 43.040 to replace references to "assistant auditor" with "deputy auditor"; amend KRS 43.080 to make technical correction; require all state agencies to provide the Auditor of Public Accounts with access software; amend KRS 43.090 to establish ombudsman's reporting and recommendation requirements, require the Auditor to maintain confidentiality; amend KRS 43.990 to make technical corrections; create new sections of KRS Chapter 43 to establish the organizational structure of the Auditor's office; require employees and contract staff of the Auditor to submit to state and federal criminal background checks; permit the Auditor to enroll employees and contract staff in the rap back system; create a new section of KRS Chapter 194A to require the cabinet to provide contact information of the ombudsman on its website; require the cabinet to provide the ombudsman with read-only access to group email inboxes; amend KRS 620.050 to authorize the ombudsman to receive reports of suspected child abuse, neglect, or dependency from the cabinet; permit disclosure of files, reports, and other documents used by a children's advocacy center to the ombudsman; permit the ombudsman to report de-identified data otherwise required to be made confidential; require the cabinet to transfer control of a specific phone number to the ombudsman and to bear all costs associated with the transfer; create a new section of KRS Chapter 11 to require that the Governor maintains an office for the receipt of bills that is open during certain times and within certain locations; provide alternative delivery methods if the Governor does not maintain that office; create a new section of KRS Chapter 27A to establish the Court of Justice reserve account in the State Treasury; require certain

Restricted Funds in fiscal year 2024-2025 to be transferred to the Court of Justice Reserve Account; appropriate \$3,200,000 in fiscal year 2024-2025 from the Court of Justice Reserve Account; amend KRS 45.812 to require an agency, corporation, or school district that is authorized to issue a general obligation bond by an appropriation of the General Assembly, or by or on behalf of any Kentucky school district, to report the costs associated with the issuance of the bond to the Capital Projects and Bond Oversight Committee and the Interim Joint Committee on Appropriations and Revenue; amend 2024 Ky. Acts ch. 173, sec. 1 and the State/Executive Branch biennial budget and capital projects to revise and provide funding for various programs and projects and establish conditions for state government agencies, institutions, and programs receiving funding; appropriate \$750,000 in General Fund moneys in fiscal year 2024-2025 to the Auditor of Public Accounts budget unit for the purpose of conducting a special audit of the Kentucky Communications Network Authority and the Kentucky Wired Network; APPROPRIATION; EMERGENCY. HFA (1) Require members of the Senate appointed to the Medicaid Oversight and Advisory Board to serve a term of two years. HFA (3) Create a new section of KRS Chapter 12 to require each department and program cabinet identified in KRS 12.020 to provide a semiannual report on improved government efficiency to the Legislative Research Commission; establish requirements for the report.

Current Status: 3/14/2025 - delivered to Governor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB25.html>

SB50

SPECIAL DISTRICTS (MILLS, R) AN ACT relating to special districts.

Amend KRS 65.188 to make a technical corection. SCS (1) Delete original provisions; create new sections of KRS Chapter 65 to define terms; establish the process for a local government to establish a residential infrastructure development district and for dissolution of a district; authorize a local government to issue bonds and other obligations to pay for infrastructure costs within a district; authorize a local government to collect special assessments on property within the district to pay for infrastructure costs and use special assessment revenue for administrative costs unless restricted; establish that the special assessment constitutes a lien, address lien priority, require delinquent property taxes to be paid prior to a special assessment, and allow for redemption of property sold as a result of delinquent payment of a special assessment; permit local governments to act jointly to establish and maintain a district.

Current Status: 3/4/2025 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB50.html>

SB59

AFFORDABLE HOUSING (HIGDON, J) AN ACT relating to affordable housing.

Create a new section of KRS Chapter 100 to allow religious institutions to develop affordable housing without submission to review by a planning unit if the development is approved by a local government SCS (1) Retain original provisions; include a requirement that the property where a development is to be located to have been purchased by the religious institution prior to January 1, 2025.

Current Status: 3/13/2025 - (H) Returned to Committee House Committee on Committees (H)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB59.html>

SB61

REGULATION OF RESIDENTIAL PROPERTY (RICHARDSON, C) AN ACT relating to the regulation of residential property.

Amend KRS 211.203 to exempt pools that share a plat with a single-family residence that are rented to guests by the owner of the residence from regulation as public pools. HFA (3) Retain original provisions; add a new section of KRS Chapter 65 to define terms relating to short-term rentals; prohibit a local government from regulating short-term rentals which are rented for less than 30 days annually, or placing density based restrictions on short-term rentals; allow a local government to require conditional use or other approvals for short-term rentals, but prohibit limitations on the number of applicants or permits issued, require information regarding the permits to be posted on a website, require a final decision on an application within 30 days, and the local government to demonstrate that the approval of a short-term rental would have negative effects on health and safety or residential uses; include provisions for local governments that adopt regulations concerning short-term rentals; permit a local government to adopt and enforce regulations regarding short-term rentals that are generally applicable to all residential properties; permit revocation of an approval for a short-term rental due to violation of certain ordinances, but require due process; include that the section does not prohibit restrictions on short-term rentals in a homeowners association agreement or other similar property association agreement; and make any ordinance in conflict void and unenforceable.

Current Status: 3/14/2025 - (S) Passed Over and retained for concurrence Orders of the Day

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB61.html>

SB67

PROPOSING NEW SECTION OF THE CONSTITUTION OF KENTUCKY RELATING TO PROPERTY EXEMPT FROM TAXATION (NEMES, M) AN ACT proposing to create a new section of the Constitution of Kentucky relating to property exempt from taxation.

Propose to create a new section of the Constitution of Kentucky to exempt for homeowners who are 65 years of age or older any increase in the valuation of their permanent residence and contiguous real property that is assessed after the later of the year the homeowner turned 65 or the year the homeowner purchased the property; require the exemption to be in addition to the exemption provided in Section 170 of the Constitution of Kentucky and notwithstanding Sections 171, 172, and 174 of the Constitution of Kentucky; apply the exemption to increases in valuation that occur after the date the amendment is ratified by the voters; provide ballot language; submit to voters for ratification or rejection.

Current Status: 2/21/2025 - received in House

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB67.html>

SB70

HEIRS PROPERTY (THOMAS, R) AN ACT relating to heirs property.

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.

Current Status: 2/4/2025 - (S) Referred to Committee Senate Judiciary (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB70.html>

SB76 **CONTRACTS FOR THE IMPROVEMENT OF REAL ESTATE** (ELKINS, G) AN ACT relating to contracts for the improvement of real estate.

Amend KRS 371.160 to increase the threshold for the creation of escrow accounts for real estate improvement contracts from \$500,000 to \$2,000,000; amend KRS 371.405 to prohibit the waiver by contract of any provision of KRS 371.160.

Current Status: 3/27/2025 - (H) Posted for Passage in Regular Orders of the Day

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB76.html>

SB81 **SHORT-TERM RENTALS** (THOMAS, R) AN ACT relating to short-term rentals.

Create a new section of KRS Chapter 65 to authorize local governments regulating short-term rentals.

Current Status: 2/6/2025 - (S) Referred to Committee Senate State & Local Government (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB81.html>

SB102 **CIVIL RIGHTS** (NEAL, G) AN ACT relating to civil rights.

Amend KRS 344.010 to define terms; amend KRS 344.020, relating to the purpose of the Kentucky's civil rights chapter, to prohibit discrimination on the basis of sexual orientation or gender identity; amend KRS 344.025, 344.040, 344.050, 344.060, 344.070, and 344.080, relating to prohibited discrimination in various labor and employment practices, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.100 and 344.110 to conform; amend KRS 344.120 and 344.140, relating to prohibited discrimination in places of public accommodation, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.170, 344.180, 344.190, 344.300, and 344.310, relating to the state and local human rights commissions, to include prohibition of discrimination on the basis of sexual orientation or gender identity in the scope of their powers and duties; amend KRS 344.360, 344.370, 344.380, and 344.680, relating to prohibited discrimination in certain housing, real estate, and other financial transactions, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.367, relating to prohibited discrimination in certain insurance sales, to include discrimination on the basis of sexual orientation or gender identity; amend KRS 344.400, relating to prohibited discrimination in certain credit transactions, to include discrimination on the basis of sexual orientation or gender identity; make various technical amendments; amend KRS 18A.095 to conform.

Current Status: 2/6/2025 - (S) Referred to Committee Senate Judiciary (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB102.html>

SB110 **SHORT-TERM RENTALS** (WEST, S) AN ACT relating to short-term rentals.

Create a new section of KRS Chapter 100 to prohibit a local government from requiring the operator of a short-term rental to obtain a conditional use permit or imposing density-based restrictions on short-term rentals.

Current Status: 2/11/2025 - (S) Referred to Committee Senate Economic Development, Tourism, & Labor (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB110.html>

SB123 **INSURANCE COVERAGE OF ROOFING MATERIALS** (ADAMS, J) AN ACT relating to insurance coverage of roofing materials.

Create a new section of Subtitle 12 of KRS Chapter 304 to require insurers to replace the roofing materials on the entire roof when uniformity of appearance cannot be achieved due to the age, condition, or discontinued manufacture of the existing roofing materials; prohibit the application of line of sight rules to exclude coverage for the replacement of roofing materials for any portion of the roof; provide that the Act applies to insurance policies, certificates, and contracts issued or renewed on or after the effective date of the Act.

Current Status: 2/13/2025 - (S) Referred to Committee Senate Banking & Insurance (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB123.html>

SB127 **REAL ESTATE LICENSE RECIPROCITY** (FUNKE FROMMEYER, S) AN ACT relating to real estate license reciprocity.

Amend KRS 324.115 to adjust the license reciprocity agreement requirements; amend KRS 324.141 to establish education requirements for reciprocal license applicants.

Current Status: 2/26/2025 - (S) SECOND READING, to Rules

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB127.html>

SB129 **PROPERTY** (ADAMS, J) AN ACT relating to property.

Amend KRS 99.727 to define "diverted tax delinquency purchaser" and "third-party purchaser"; require a certificate of delinquency related to property remaining in a tax delinquency diversion program at the expiration of the program's five year period to be made available for purchase by third-party purchasers; allow diverted tax delinquency purchasers to purchase certificates of delinquency related to property included in a tax delinquency diversion program during the program's five year period; set requirements for the county attorney related to the sale of the certificates of delinquency; set requirements for a third-party purchaser registering as a diverted tax delinquency purchaser; require the Department of Revenue to promulgate administrative regulations for the purchase and sale of the certificates of delinquency; amend KRS 134.128 to conform. SCS (1) Retain original provisions; define "vacant and abandoned property"; delete the requirement that property remaining in a tax delinquency diversion program after five years being made available for purchase; require property in a tax delinquency diversion program to be vacant and abandoned for the certificate of delinquency to be sold; require the county attorney to verify that the property is vacant and abandoned; require a third-party purchaser to register with the Department of Revenue to qualify as a diverted tax delinquency purchaser; require the Department of Revenue to maintain a list of applicants issued a certificate of registration. HCS (1) Retain original provisions; create a new section of KRS Chapter 100 to require in counties containing consolidated local governments certain development projects in zones that have traditionally been reserved for single-family homes to be treated as amendments to a zoning map and to meet the procedural requirements for approval set out in KRS Chapter 100; create a new section of KRS Chapter 383 to prohibit in counties containing a consolidated local government property owners from leasing accessory dwelling units or multi-family housing units in zones that have traditionally been reserved for single-family homes unless the property owner resides on the lot; amend KRS 154.30-050 and 154.30-060 to exempt from certain reports and certifications those projects that have a residential use that comprises at least 50 percent of the total finished square footage of the project; 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 and include authority to collect from the responsible party; amend KRS 67C.147 to exclude the central business district from the requirements related to the urban services districts differential tax; create a new section of KRS 100.401 to 100.409 to prohibit a planning commission from waiving or amending binding elements without the approval of the legislative body.

Current Status: 3/14/2025 - delivered to Governor

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB129.html>

SB138 **EVICTIONS DURING EXTREME WEATHER CONDIDTIONS** (ARMSTRONG, C) AN ACT relating to evictions during extreme weather conditions.

Create a new section of KRS 383.200 to 383.285 to prohibit evictions of residential tenants during extreme weather conditions; amend KRS 383.245 to conform.

Current Status: 2/14/2025 - (S) Referred to Committee Senate Natural Resources & Energy (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB138.html>

SB167 **ACQUISITION OF AGRICULTURAL LAND** (HOWELL, J) AN ACT relating to the acquisition of agricultural land.

Create a new section of KRS Chapter 247 to define terms; prohibit a nonresident alien, foreign business, foreign agent, trustee, or fiduciary associated with the government of any proscribed country referenced in 22 C.F.R. sec. 126.1 from the purchase, lease, or acquisition of agricultural land in Kentucky or participation in programs administered by the Department of Agriculture, Agricultural Development Board, and Kentucky Agricultural Finance Corporation; allow an existing foreign-owned business to purchase adjacent agricultural land to expand the operations of the business; exempt foreign ownership or leasing of up to 350 acres for research purposes; allow a nonresident alien, foreign business, foreign agent, trustee, or fiduciary to own, purchase, hold, or develop agricultural land for nonagricultural use provided that the development is completed within five years of acquiring the land; require that a copy of the report required under the provisions of the Agricultural Foreign Investment Disclosure Act be filed with the Department of Agriculture; require the Department of Agriculture to report evidence of noncompliance to the Office of the Attorney General; require the Office of the Attorney General to investigate the evidence; allow the Office of the Attorney General to enforce provisions; require that agricultural land found in violation be escheated to the state and be subject to judicial foreclosure; set requirements for disbursement of proceeds of the sale.

Current Status: 2/19/2025 - (S) Referred to Committee Senate Judiciary (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB167.html>

SB171 **EMINENT DOMAIN** (WEST, S) AN ACT relating to eminent domain.

Create a new section of KRS 262.900 to 262.920 to prohibit the taking of property subject to an agricultural conservation easement by eminent domain; allow public hearing on a proposed taking of property subject to an agricultural conservation easement before the local soil and water conservation district board of supervisors; create a new section of KRS Chapter 411 to allow an owner of property adjoining a property condemned by eminent domain to bring a civil action against the condemnor for damages to property; create a new section of KRS Chapter 413 to establish a five-year statute of limitations for actions by adjoining property owners against condemnors; create a new section of KRS Chapter 416

to prohibit land condemned by eminent domain from being used for the construction of solar energy facilities; amend KRS 262.850 to prohibit the taking of property within the boundaries of an agricultural district by eminent domain; require condemnors to provide a written report at public hearing justifying condemnation due to lack of feasible alternative locations; amend KRS 382.850 to prohibit the taking of property subject to a conservation easement by eminent domain; allow an owner of property subject to a conservation easement who has been served with a summons of condemnation proceedings to request a public hearing before the local soil and water conservation district board of supervisors; require condemnors to provide a written report at public hearing justifying condemnation due to lack of feasible alternative locations; amend KRS 416.560 to specify requirements for contents of notice of entry to owners of property; establish penalty for failure to give notice; amend KRS 416.570 to require a petition for condemnation proceedings to contain statements that the property is not subject to an easement that prohibits taking by eminent domain and that there are no reasonable alternate locations or routes for the proposed project; amend KRS 416.580 to require the appointment of a certified independent real estate appraiser to the group of commissioners who establish the value of condemned property; amend KRS 416.610 to require the condemnor to pay expenses and reasonable attorney's fees in a condemnation proceeding; amend KRS 416.620 to require the condemnor to pay expenses and reasonable attorney's fees in a condemnation proceeding; amend KRS 416.660 to establish a highest and best use valuation for condemned property; establish the payment of a premium of 125% for any condemned property used for conservation, farm, or agricultural purposes; amend KRS 416.675 to define "private owner."

Current Status: 3/4/2025 - Senate Agriculture (S), (Bill Scheduled for Hearing)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB171.html>

SB186 AD VALOREM TAX RATE (BOSWELL, G) AN ACT relating to the levy of an ad valorem tax rate.

Repeal and reenact KRS 132.017 to require the portion of a property tax rate which will produce revenue from real property, exclusive of revenue from new property, more than four percent over the amount of revenue produced by the compensating tax rate to be subject to recall by the voters of the district; establish requirements for the ballot question, notifying the public, the election process, and recalling the rate; allow the cancellation of the election; disallow local, state, and federal tax dollars to be used to advocate for the rate; amend various statutes to conform; EFFECTIVE January 1, 2026.

Current Status: 3/3/2025 - Senate Appropriations & Revenue (S), (Bill Scheduled for Hearing)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB186.html>

SB194 PROPERTY THEFT (GIRDLER, R) AN ACT relating to property theft.

Amend KRS 514.020 to include alteration, falsification, forgery, or misrepresentation of any instrument involving the conveyance or financing or real property as prima facie evidence of intent to commit theft by unlawful taking; amend KRS 514.030 to establish the penalty for theft of immovable property or real property; amend KRS 15.113 to direct the Attorney General to create notices and publications designed to inform and educate the public regarding the risks posed by deed fraud; amend KRS 15.231 to establish concurrent jurisdiction of the Attorney General with Commonwealth's attorneys and county attorneys for the prosecution of theft of unlawful taking involving real property; amend KRS 134.119 to require the sheriff of each county to include the publication prepared by the Attorney General in every notice to a taxpayer relating to the collection of property taxes; create a

new section of KRS Chapter 67 to require each county clerk to establish a property owner notification service to notify owners of real property who register for the service when a document is recorded under the name of the property owner or the address of the property owner; establish that a county clerk shall not be liable for failure to provide notice.

Current Status: 2/20/2025 - (S) Referred to Committee Senate Judiciary (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB194.html>

SB223

RADON SAFTEY (BERG, K) AN ACT relating to radon safety.

Amend KRS 309.432 to direct nine members to be appointed to the board; require two members to represent a public health organization; require one member to be a citizen at large that is not associated with or financially interested in the practice of radon measurement, mitigation, or laboratory analysis; amend KRS 309.434 to direct the board to promote the safety of radon measurement, mitigation, and laboratory analysis professionals in the Commonwealth.

Current Status: 2/20/2025 - (S) Referred to Committee Senate Veterans, Military Affairs, & Public Protection (S)

State Bill Page: <https://apps.legislature.ky.gov/record/25RS/SB223.html>