



February 8, 2021

They're Back

The Legislature has reconvened after their three-week recess period, and immediately hit the ground running. As expected, the General Assembly overrode Governor Beshear's vetoes of six pieces of legislation. In response, the Governor quickly filed a lawsuit challenging three of bills pertaining to COVID-19 executive powers. Those three bills are: HB 1, SB 1 and SB 2.

Two of KYR's supported bills are starting to move as well – SB 11 and HB 207. SB 11 (Damage to Rental Property) that is sponsored by Senator John Schickel passed the Senate Floor (28-8) and now heads to the House for further consideration.

HB 207 (Fossil Fuels) sponsored by Representative Gooch passed out of House Natural Resources and Energy Committee on Thursday and is expected to be heard on the house floor sometime this week.

During last Friday's Legislative Quick Response Team (QRT), the committee added one bill to the "oppose" column and one more to the "support" column.

The opposed bill is SB 121. If you have been following our lobbying efforts the last two years, you will know this bill as "the HOA Bill". Senator Ralph Alvarado has filed this bill again and is fully aware of our opposed position.

The supported piece of legislation the QRT voted on during Friday's meeting is SR 51. This Resolution will honor Jeff Smith upon winning the Lifetime Achievement Award from the Northern Kentucky Association of REALTORS®. Congratulations, Jeff! Thank for all you do for NKAR and KYR!

So far this session, the QRT has voted to support 5 bills and oppose 1 bill.

You can view all of KYR's supported and opposed below in the bill tracker.

Jess Kinman Award Winner Announced

Representative Randy Bridges from Paducah is this year's recipient of the Jess Kinman Award. Rep. Bridges represents HD 3 which serves part of McCracken County. Rep. Bridges has only been a member of the General Assembly a short period of time, but that has not stopped him from quickly becoming a REALTOR® Champion. In 2019, he was the lead sponsor on HB 436 – a bill that changed real estate licensing and renewal, reduced professional liability for licensees and put additional consumer protections in place. Most importantly, Rep. Bridges has a 100% voting record with Kentucky REALTORS®! The award presentation as recorded and will be shown during the virtual KYR Board of Directors and Delegate Body meeting on Thursday, February 11th.

Upcoming Event:

First VIRTUAL fundraiser of 2021: "Cooking with RPAC... Just for the Halibut!" will be held on February 17th at 6:00pm EST. For a RPAC Investment of \$50.00, you and your family can join us for a virtual cooking class that will be led by Executive Chef Matt Combs of OBC Kitchen in Lexington AND NAR Vice President of Advocacy Leigh Brown! As you can probably tell from the name, Chef Matt will be preparing along with you a halibut dish that will be served on top of a crispy potato crab hash cake with a sweet corn bisque. Leigh Brown will be preparing her famous peach cobbler for dessert!

For more information and to make your investment, please [Click Here](#).

Helpful Links

[2021 KYR Legislative Guide](#)

[KYR Legislative Updates \(Archive\)](#)

[2021 Legislative Session Calendar](#)

[Find My Legislator](#)

[House and Senate Bill Status Information](#)

Please be sure to look for KYR's Legislative Update sent weekly during this legislative session for the latest updates and information in Frankfort and how it affects your business.

KYR and the Quick Response Team will keep you up to date on issues during the 2020 Legislative Session. Please contact Richard Wilson, KYR Government Affairs Director, at rwilson@kyrealtors.com if you have questions or comments regarding KYR's legislative activity.

KYR Legislative Tracker

As of 2/5/2021

Green = Supported

Red = Opposed

HB151 RECORDED INSTRUMENTS *(FISCHER, JOSEPH M.)*

AN ACT relating to recorded instruments.

Create a new section of KRS Chapter 67 to define "recorded instrument" and "portal"; require county clerks to be open for reviewing and obtaining copies of recorded instruments for 40 hours a week unless they maintain a portal that allows the public to search for electronic copies of recorded instruments; establish deadlines for county clerks to maintain portals for the filing and searching of recorded instruments.



CURRENT STATUS

1/5/2021 – Introduced

KYR Position: SUPPORT

[HB151 Bill Page](#)



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HB172 KENTUCKY REAL ESTATE APPRAISERS BOARD *(FRAZIER, DEANNA)*

AN ACT relating to the Kentucky Real Estate Appraisers Board.

Amend KRS 324A.015 to require the board to employ state-certified general appraisers with at least five years of experience to conduct grievance investigations; amend KRS 324A.035 to make technical corrections; amend KRS 324A.047 and 324A.050 to clarify standards; amend KRS 324A.052 to require complaints to be filed within five years after

the date of transmittal of the appraisal report or review assignment or at least two years after the final disposition of any judicial proceeding that the appraiser provided testimony related to the assignment; amend KRS 324A.065 to require the initial application fee to not exceed \$200 for federally related transactions; require the annual certificate and licensure fees to not exceed \$200 for federally related transactions; establish a returned check fee of \$50 for federally related transactions; eliminate the initial application fee, examination fee, duplicate certificate fee, and roster fee for nonfederally related transactions; require the board to promulgate administrative regulations to establish and collect a prelicensure fee not to exceed \$100 and a continuing education course review fee not to exceed \$50; amend KRS 324A.150 to include a network, list, or roster of licensed or certified appraisers to the definition of "appraiser panel"; amend KRS 324A.152 to require an appraisal management company to certify that it is not partly or fully owned by an appraiser whose license has been disciplined; amend KRS 324A.154 to require the board to promulgate administrative regulations with the approval of the executive director of the Kentucky Real Estate Authority; amend KRS 324A.164 to exclude a federally defined "federally regulated appraisal management company" from the appraisal management company statutes.



CURRENT STATUS

1/5/2021 – Introduced

KYR Position: SUPPORT

[HB172 Bill Page](#)



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HB207 UTILITY SERVICE (GOOCH JR., JIM)

AN ACT relating to utility service.

Create a new section of KRS Chapter 65 to prohibit a local government entity from taking any legislative or executive action that has the purpose or effect of impairing a consumer's ability to use a utility service that is described in KRS 278.010(3)(a), (b), or (c) and that is provided by a utility regulated by the Public Service Commission under KRS Chapter 278 or is otherwise incorporated under KRS Chapter 279.



CURRENT STATUS

1/7/2021 – Introduced

KYR Position: SUPPORT

[HB207 Bill Page](#)



SB10 CREATION OF THE COMMISSION ON RACE AND ACCESS OF OPPORTUNITY *(GIVENS, DAVID P.)*

AN ACT relating to the creation of a Commission on Race and Access to Opportunity.

Create a new section of KRS Chapter 7 to establish a Commission on Race and Access to Opportunity; define "commission"; set forth the membership of the commission; authorize the authority to hold monthly meetings, seek comment and testimony, and provide research driven policy proposals; and require the commission to publish an annual report.



CURRENT STATUS

1/13/2021 – Introduced

KYR Position: SUPPORT

[SB10 Bill Page](#)



SB11 CRIMINAL DAMAGE TO RENTAL PROPERTY *(SCHICKEL, JOHN)*

AN ACT relating to criminal damage to rental property.

Amend KRS 512.010 to define "lease or rental agreement", "residential rental property", and "tenant"; amend KRS 512.020, 512.030, and 512.040 to specifically include damage to residential rental property in the crime of criminal mischief.



CURRENT STATUS

1/5/2021 - (S) Referred to Committee Senate Licensing, Occupations, & Administrative Regulations (S)

KYR Position: SUPPORT

[SB11 Bill Page](#)



SB121 RESIDENTIAL COMMUNITIES *(ALVARADO, RALPH)*

AN ACT relating to residential communities.

Create new sections of KRS Chapter 381 to define terms related to planned communities; establish administrative standards for planned communities; provide standards for declarations for planned communities; indicate that planned communities shall have a declaration accompanied by bylaws that include specific provisions; provide that associations shall have an executive board with enumerated powers; allow periods of declarant control of the associations; provide for rights and responsibilities of associations; require associations to keep certain financial records; allow associations to assess lot owners for certain expenses; allow associations to have a lien upon any lot for nonpayment of assessments; provide guidelines for revitalization of defunct associations; establish guidelines for civil liabilities; define "governing documents" and "homeowners' association"; state that the governing documents may not prohibit the outdoor display of political yard signs 30 days before any special, primary, or regular election until seven days after that election; establish a short title.



CURRENT STATUS

KYR POSITION: OPPOSE

2/2/2021 - Introduced

[SB121 Bill Page](#)



SR51 HONORING JEFF SMITH *(SCHICKEL, JOHN)*

A RESOLUTION honoring Jeff Smith upon winning the Lifetime Achievement Award from the Northern Kentucky Association of Realtors.

Honor Jeff Smith upon winning the Lifetime Achievement Award from the Northern Kentucky Association of Realtors.



CURRENT STATUS

KYR POSITION: SUPPORT

2/2/2021 - Introduced

[SR51 Bill Page](#)

