



## Legislative Update 2.27.23

### **Senate Call For Action for House Bill 62**

House Bill 62 (Wholesaling) passed the full House on February 17<sup>th</sup> and now moves on to the Senate for final passage. **We would like for ALL members to reach out to their Senators to voice their support for HB 62.** Below, you will find that we have linked the one-pager and talking points for House Bill 62 for your review.

If you are a State Political Coordinator (SPC) for a member of the Kentucky Senate – especially Licensing and Occupations Committee members, you’re up! If you do not know the contact information for your Senator, [please click here](#) to be redirected to the Legislative Research Commission’s “Contact a Member” webpage. OR you can call the leave a message for your legislator on the Legislative Message Line at 1-800-372-7181.

Here are a couple of important links for HB 62:

[Wholesaling Real Estate One-Pager](#)

[HB 62 - Wholesaling Real Estate Bill](#)

[Updated Talking Points for HB 62](#)

### **QRT News**

### **Link to KYR Bill Tracker**

### **Supported Bills (8):**

**HB62** (Meade, D) – This is the Real Estate Wholesaling legislation that KYR is running this session. Again, we are not seeking to ban or prohibit the practice of real estate wholesaling. We are asking that it be a licensed activity through the Kentucky Real Estate Commission.

**HB151** (Williams, W) – This bill will allow a person to qualify for licensure as a land surveyor if he or she has graduated from a two-year board approved program and has obtained a minimum of six years of progressive experience in land surveying, with four of those years under the direct supervision of a practicing land surveyor.

**HB293** (Herron, K) - this is a civil rights bill that would prohibit discrimination in certain housing, real estate, and other financial and transactions, to include sexual orientation and gender identity.

**HB309** (Dossett, M) - will establish a mechanism for protection for owners of leased property from liens arising from work performed through a contract with the lessee when the lessee is prohibited from entering into such an agreement by the lease.

**SB54** (Carpenter, J) – will allow proprietary schools and qualified proprietary school programs to use KEES funds for enrollment.

**SB86** (Thomas, R) - this legislation is intended to streamline the process of returning the title 2 descendants and helps restore family wealth, in the form of real property, and increasing taxable revenue for the county where it is located. It also substantially reduces attorney's fees and filing costs in the county clerks offices. In 2022, NAR voted to support Heirs Property legislation.

**SB123** (Turner, J) - allow notaries to perform notarial acts in another state if the notarial act is performed in a civil action or legal proceeding originating in the Commonwealth.

**SB130** (Neal, G) – Same as HB293, this is a civil rights bill that would prohibit discrimination in certain housing, real estate, and other financial and transactions, to include sexual orientation and gender identity.

#### **Opposed Bills (11):**

**HB95** (Kulkarni, N) - This measure would specify the duties of a landlord with respect to abandoned personal property.

**HB128** (Kulkarni, N) - This legislation would apply the Uniform Residential Landlord and Tenant Act across the Commonwealth. The QRT feels this should be left up to the locals to implement, not a statewide mandate.

**HB215** (Smith, T) – This will remove the population requirement and the one percent occupational license fee rate limitation. Also, it will allow the crediting of city and county occupational license fees by agreement only.

**HB306** (Raymond, J) - will require landlords to have all rental property that he or she owns tested for radon by professional. The results of the test shall be provided to all tenants prior to entering into a lease agreement. These tests shall be completed once every five years after the initial test are conducted at the expense of the landlord.

**HB307** (Raymond, J) - will require a seller of residential property to conduct and pay for tests to determine lead content as a condition of sale. It will also add additional disclosures to the seller's disclosure form.

**HB339** (Willner, L) - will establish a quarterly installment payment program for real property taxes; allow for administrative fee up to 3%; and disallow 2% discount for early payment of taxes if taxes paid under quarterly installment payment program.

**HB342** (Kulkarni, N) - will provide automatic expungement of records and actions of forcible entry and detainer.

**HB413** (Stevenson, P) - will establish a refundable renter tax credit for taxable years beginning on or after January 1st 2024, in the amount of 25% of qualified rent payments made during the taxable year, not to exceed \$1,000.

**HB437** (Swann, L) - will forbid housing discrimination based on an individual's source of income.

**HB538** (Grossberg, D) - would establish that any property that has been inhabited within the previous three years that is purchased a master commissioner's sale must be occupied or placed on the market for rent or sale within 18 months following the vesting of title in the purchaser. Also, establishes a fine of \$100 per day payable to the local government for noncompliance.

**SB116** (Meredith, S) - would exempt any person conducting an online auction with a fixed price or timed listing from being required to be licensed as an auctioneer.

\*The QRT is **Monitoring 41** other pieces of legislation.

You can expect to receive KYR's Legislative Update every Monday during the session. We will keep you informed of the bills KYR is tracking (what we consider priority legislation that is both positive and negative) and tell you when we need your voices to be heard by our legislators. As always, please contact Richard Wilson, KYR Governmental Affairs Director, at [rwilson@kyrealtors.com](mailto:rwilson@kyrealtors.com) if you have questions or need information regarding the Kentucky General Assembly.

## **2023 Moto for Government Affairs**

### **"FOCUS"**

**F – Fearless.** We are going to be fearless in our advocacy efforts. Your staff at KYR and your Government Affairs Committee (and QRT) will work fearlessly on your behalf to ensure the members of Kentucky REALTORS® are protected from harmful and burdensome regulation/legislation.

**O – Operation mindset.** KYR seeks constant improvement for our members. We will lead with the operational mindset of emphasizing the efficiency and importance of our membership and the consumer.

**C – Continuous communication.** Throughout the session and the interim period, we will strive to effectively communicate with our membership on all things related to your business in Frankfort.

**U – Universal commitment.** KYR is going to have a universal commitment to our members and affiliate partners.

**S – Steadfast.** We are going to be steadfast in enhancing the REALTOR® brand.

### **Upcoming Events**

**2023 NAR REALTORS® Legislative Meetings – May 6-11 in Washington, D.C.**

### **Helpful Links**

**[2023 Legislative Calendar](#)**

**[2023 Legislative Session Bill Record](#)**

**[Find My Legislator](#)**

**[SPC Reporting Form](#)**