

KYR Legislative Update – 1/21/2025

The second week of the legislative session has been productive, with the Quick Response Team (QRT) reviewing key proposals.

This week, the **QRT voted to support HB 195**, which offers tax incentives for first-time homebuyers—an ongoing priority for KYR to promote accessible homeownership and a strong real estate market.

The QRT will continue tracking this bill and the other approved bills: HB1, HB27, HB29, HB142, and SB70 as they wind their way through the legislative process. As always, the team is laser-focused on supporting bills that benefit our industry and opposing those that do not.

The Kentucky General Assembly commenced its 2025 Regular Session on January 7. After wrapping up the initial segment on January 10, the legislators are now on a three-week recess. They are scheduled to reconvene on February 4 to continue the session, which will run until March 28.

We encourage our members to stay active and engaged. If you have any questions or feedback, please contact **Matthew Hall**, KYR Regional Government Affairs Director, at mhall@kyrealtors.com.

Kentucky REALTORS® Legislative Meetings and Hill Day are right around the corner, and we can't wait to see you there! Mark your calendars for February 5th, when REALTORS® from across the Commonwealth will gather in Frankfort for this impactful event. This is your opportunity to come together, amplify our voices, and showcase our steadfast commitment to advocacy and the real estate industry.

The week kicks off on Monday, February 3rd, with committee work that lays the groundwork for KYR's priorities and strategic direction in the year ahead. Leadership will present their goals, and key committees will convene for meaningful discussions and collaborative planning to tackle critical issues driving KYR's mission forward. Please find the finalized schedule at [Legislative Meeting Schedule](#).

We're excited about the return of a fan-favorite event: the **RPAC Mixology Night!** Join us on Tuesday, February 4th, at 6:30 PM at Malone's Prime Reception and Events in Lexington for an evening you won't forget. If you've never attended, you're in for a treat! The RPAC Mixology Night is one of our most highly anticipated and best-attended events of the year. This is your chance to connect with colleagues, enjoy great company, and support RPAC in an exciting and fun way.

We can't wait to see you in Frankfort and Lexington this February as we come together to make our voices heard and strengthen the future of real estate in Kentucky!

First- Time Home Buyer Savings Account (Witten)

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

Supported Bills (5):

HB1 (Petrie, J)

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

HB27 (Osborne, D)

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

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

HB29 (Lewis, D)

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

HB142 (Proctor, M)

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

SB70 (Thomas, R)

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

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

Helpful Links

[2025 Regular Session Calendar](#)

[2025 Submitted Bills](#)

[2025 Find My Legislator](#)