

Support: 8

Monitor: 63

Oppose: 6

Kentucky Realtors
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HB31

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 the Commonwealth of Kentucky from purchasing additional single-family homes in the Commonwealth of Kentucky 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; exempt nonprofit corporations from prohibition on the purchase of single-family homes; 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: 1/13/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB31.html>

HB46

INHERITANCE TAX EXEMPTION (GORDON, D) AN ACT relating to inheritance tax exemptions.

Amend KRS 140.080 to exempt Class B beneficiaries from inheritance taxation when receiving property from a decedent who died on or after January 1, 2027.

Current Status: 1/14/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB46.html>

HB50

REMOVAL OF PERSONS UNLAWFULLY OCCUPYING REAL PROPERTY (CALLAWAY, E) AN ACT relating to the removal of persons unlawfully occupying real property.

Amend KRS 383.290 to include consolidated local government law enforcement agencies and require posting in a conspicuous location.

Current Status: 1/14/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB50.html>

HB65

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 1 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: 1/14/2026 - (H) Referred to Committee House Transportation (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB65.html>

HB68

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

Create a new section of KRS 100.401 to 100.419 to specify that if a land use development plan or subdivision plan is for a proposed development adjacent to a county not part of the planning unit and the development would have a substantial impact on the infrastructure of that county, then the planning unit shall require as a binding element of the plan application an agreement from the other county approving the plan.

Current Status: 1/14/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB68.html>

HB69

HOUSING (HODGSON, J) AN ACT relating to housing and declaring an emergency.

Create a new section of KRS Chapter 198A, relating to affordable housing, to define terms; require agencies that expend state or federal affordable housing funds to expend at least 90% of those funds on single-family detached housing and no more than 10% of those funds on multifamily housing in any given fiscal year; EMERGENCY.

Current Status: 1/14/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB69.html>

HB75

PROPERTY EXEMPT FROM TAXATION (ROBERTS, T) AN ACT proposing to amend Section 1 of the Constitution of Kentucky relating to property exempt from taxation.

Propose to amend Section 1 of the Constitution of Kentucky to provide citizens of the Commonwealth the right to exempt from property taxation a property owned and maintained solely as their primary residence and a motor vehicle owned and maintained solely as their primary vehicle after calendar year 2028; provide ballot language; submit to voters for ratification or rejection.

Current Status: 1/14/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB75.html>

HB100

AMENDMENT RELATING TO PROPERTY EXEMPT FROM TAXATION (TIPTON, J) AN ACT proposing an amendment to Section 170 of the Constitution of Kentucky relating to property exempt from taxation.

Propose to amend Section 170 of the Constitution of Kentucky to increase the homestead exemption to \$100,000; require the homestead exemption amount to be indexed every year; provide ballot language; submit to voters for ratification or rejection; apply to property assessments beginning on or after January 1, 2027.

Current Status: 1/14/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB100.html>

HB137

NEW SECTION OF THE CONSTITUTION OF KENTUCKY 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 provide homeowners who are 65 years of age or older with an exemption from 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 acquired 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: 1/14/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB137.html>

HB147

INHERITANCE AND ESTATE TAX (GRIFFEE, P) AN ACT relating to inheritance and estate tax.

Amend KRS 140.160, relating to the inheritance and estate taxes, to extend the deadline for filing a tax return from 18 months to 36 months for deaths on or after August 1, 2026; amend KRS 140.210 to correspondingly extend the due date for payment of tax and discount; amend KRS 140.222 to conform.

Current Status: 1/14/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB147.html>

HB149

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: 1/14/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB149.html>

HB150

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.

Current Status: 1/14/2026 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB150.html>

HB158

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: 1/14/2026 - (H) Referred to Committee House Appropriations &

Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB158.html>

HB159

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 home credit for taxable years beginning on or after January 1, 2027, but before January 1, 2031; 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: 1/14/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB159.html>

HB185

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 employment or training; require hiring or licensing authorities to formulate policies and procedures for the application process by promulgating regulations no later than January 1, 2027; provide an annual report to the Legislative Research Commission by November 1, 2027; provide that certain entities are exempted from the requirements of the application process; 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 evaluate information and provide written findings of fact to the applicant upon determination.

Current Status: 1/14/2026 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB185.html>

HB201

ALGORITHMIC DEVICES USED IN SETTING 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 define "algorithmic device"; prohibit the use of algorithmic devices in setting the amount of rent to be charged to a residential tenant and provide that such use violates KRS 367.170 and 367.175 of the Consumer Protection Act; provide that the prohibition shall apply to a landlord's calculation of rent for a rental agreement executed on or after the effective date of the Act.

Current Status: 1/14/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB201.html>

HB202

RIGHTS AND OBLIGATIONS OF LANDLORDS AND TENANTS (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

383.240 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: 1/14/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB202.html>

HB203

ACCESSORY SWELLING 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: 1/14/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB203.html>

HB204

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: 1/14/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB204.html>

HB205

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

Create a new section of 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: 1/14/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB205.html>

HB206

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 6 stories of Residential Group R-2 occupancy to be served by a single exit.

Current Status: 1/14/2026 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB206.html>

HB228

TAX CREDIT FOR RENTERS (WATKINS, J) 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, 2027, but before January 1, 2031, 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: 1/14/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB228.html>

HB229

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

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; 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; appropriate \$102,000,000 from the Budget Reserve Trust Fund account for various affordable housing initiatives; APPROPRIATION; EMERGENCY.

Current Status: 1/14/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB229.html>

HB233

AMEND CONSTITUTION RELATING TO PROPERTY EXEMPT FROM TAXATION

(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 5-year expiration date for the moratorium; provide ballot language; submit to voters for ratification or rejection.

Current Status: 1/15/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB233.html>

HB235

AMEND 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 homeowners who are 65 years of age or older from 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 acquired 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: 1/15/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB235.html>

HB239

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

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

Current Status: 1/15/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB239.html>

HB242

AMEND CONSTITUTION RELATING TO PROPERTY 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 to meet the 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, 2028; provide ballot language; submit to voters for ratification or rejection.

Current Status: 1/15/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB242.html>

HB245

AMEND CONSTITUTION RELATING TO PROPERTY EXEMPT FROM TAXATION

(BANTA, K) AN ACT proposing an amendment to Section 170 of the Constitution of Kentucky relating to property exempt from taxation.

Propose to amend Section 170 of the Constitution of Kentucky to increase the homestead exemption to \$75,000; require the homestead exemption amount to be indexed every year; provide ballot language; submit to voters for ratification or rejection; apply to property assessments beginning on or after January 1, 2027.

Current Status: 1/15/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB245.html>

HB264

THEFT BY DECEPTION (PROCTOR, M) AN ACT relating to theft by deception.

Amend KRS 514.040, relating to theft by deception, to establish a presumption that a

person creates or reinforces a false impression when the person lists or advertises residential or commercial real property for sale, lease, or rent without legal title or authority.

Current Status: 1/15/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB264.html>

HB271

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

Create a new section of KRS Chapter 198A to establish 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 eligibility criteria.

Current Status: 1/15/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB271.html>

HB276

KEEPING CHICKENS ON RESIDENTIAL PROPERTY. (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 6 or fewer backyard chickens on residential property in cities and certain other local governments; establish requirements and restrictions on local regulatory authority.

Current Status: 1/29/2026 - (H) SECOND READING, to Rules

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB276.html>

HB283

FOREIGN TRANSACTIONS (SHARP, S) AN ACT relating to foreign transactions in the Commonwealth.

Create a new section of KRS Chapter 39G to define "center," "executive director," "foreign enterprise," and "resident of the Commonwealth"; prohibit a resident of the Commonwealth from engaging in a transaction with a foreign enterprise if the transaction would result in foreign control of intellectual property, infrastructure, technology, or assets critical to the economic security of the Commonwealth, obstruction of counter-intelligence efforts, or would compromise the economic security of the Commonwealth; require the Kentucky Intelligence Fusion Center to review and investigate a transaction between a foreign enterprise and a resident of the Commonwealth; require the center to notify the executive director of the Kentucky Office of Homeland Security once it has determined that a transaction would compromise the economic security of the Commonwealth; require the center to refer the matter to the appropriate federal authorities if a transaction would compromise the security of the United States; allow the center to contact other state and local agencies and access state and local databases if necessary in pursuit of a review or an investigation; require the center to assess whether the transaction between a foreign enterprise and a resident of the Commonwealth would pose a threat to the security of the Commonwealth, the level of threat the transaction would pose, whether that threat has been mitigated, whether the transaction is with or on behalf of a foreign government, and whether a foreign entity may obtain control of critical infrastructure, technology, or assets critical to the economic security of the Commonwealth; require the center to refer the matter to the Attorney General and notify the executive director of the Kentucky Office of Homeland Security if it determines that the transaction would pose as a threat to the Commonwealth and the threat cannot be mitigated; require the center to meet with the co-chairs of the Legislative Oversight and Investigations Committee at least twice a year to discuss any findings in its review or investigations that would compromise the economic

security of the Commonwealth; allow either co-chair of the Legislative Investigations and Oversight Committee to compel additional meetings; require the co-chairs of the Legislative Oversight and Investigations Committee to have required security clearance before meeting with the center; prohibit the center from meeting with the co-chairs if neither have obtained the required security clearance; exempt the meeting between the center and the co-chairs of the Legislative Oversight and Investigations Committee from the Kentucky Open Meetings Act and exempt any records produced in the meeting from the Kentucky Open Records Act; require center to submit an annual report to the Legislative Oversight and Investigations Committee; exempt certain data from the report from the Kentucky Open Records Act; exempt certain data from the report from the Kentucky Open Meetings Act; direct that the first report to the Legislative Oversight and Investigations Committee be issued by July 1, 2027.

Current Status: 1/16/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB283.html>

HB285

PROPERTY TAX HOMESTEAD EXEMPTION FOR DISABLED VETERANS (MOORE, A) 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 homestead exemption in an amount up to \$100,000 for veterans with a 50% or greater 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, 2027.

Current Status: 1/16/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB285.html>

HB294

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: 1/16/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB294.html>

HB295

SCREENING OF RESIDENTIAL TENANTS (STALKER, S) AN ACT relating to the screening of residential tenants.

Create new sections of KRS Chapter 383 to prohibit landlords from charging screening fees without notice to the applicant; require screening criteria from landlords; require landlords to provide notice of denial to applicants; allow applicants to view the property before a security deposit is paid.

Current Status: 1/16/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB295.html>

HB300

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

Create new sections of KRS Chapter 198B to define terms; establish licensing for contractors under the Department of Housing, Buildings and Construction; prohibit any persons not licensed by the department from holding himself or herself out as a contractor; allow the department to issue contractor licenses, promulgate administrative regulations, and implement disciplinary actions; establish applicant requirements and fee limitations; provide for injunctive relief; create the contractors fund; amend various sections of KRS Chapter 367 to define terms; direct that a person may cancel a real estate goods and services contract within 5 business days; establish additional items a contractor must furnish a person prior to entering into a real estate goods or services contract with a person; prohibit additional practices by contractors; provide that this Act applies to contracts entered on or after the effective date of this Act.

Current Status: 1/16/2026 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB300.html>

HB317

CREATE SECTION OF CONSTITUTION RELATING TO PROPERTY EXEMPT FROM TAXATION (GROSSBERG, D) 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 homeowners who are 65 years of age or older from 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 acquired the property; require the exemption to be in addition to the exemption provided in Section 170 of the Constitution of Kentucky; apply the exemption only to increases occurring until the assessed value of the property is \$500,000; prohibit exempting increases occurring after the real property is assessed above \$500,000; require the \$500,000 to be indexed every two years; require any portion of the assessed value previously exempted under this section to retain its exempt status as long as the real property continues to be maintained as the permanent residence of the owner who is 65 years of age or older; require the exemption to be 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: 1/20/2026 - (H) Referred to Committee House Elections, Const. Amendments & Intergovernmental Affairs (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB317.html>

HB319

LANDOWNERS 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: 1/20/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB319.html>

HB326

RESIDENTIAL SAFETY (WATKINS, J) AN ACT relating to residential safety.

Create a new section of KRS 227.200 to 227.400 to require an owner, seller, or lessor to have functional smoke detectors in all existing single-family and multifamily residential units; require a seller or lessor to verify compliance in an affidavit prior to transfer or tenancy of property; direct that seller or landlord may be subject to a civil penalty for violation; exempt real estate licensees from liability.

Current Status: 1/20/2026 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB326.html>

HB330

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: 1/20/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB330.html>

HB331

REAL PROPERTY PURCHASE AT A MASTER COMMISSIONER'S 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 2 years prior to the sale must undergo renovations within 6 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: 1/20/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB331.html>

HB333

HOUSING (POLLOCK, M) AN ACT relating to housing.

Create a new section of KRS Chapter 100 to define terms; make affordable housing developed by a religious developer a permitted use and require only a ministerial review by a planning unit for compliance with the section; include requirements that an affordable housing development must meet including that it be on property owned by a religious institution prior to January 1, 2026, exclusively contains affordable housing, be less than 24 units and be located only on a parcel in certain zones, and to have obtained all other permits; require a religious institution that does not continue to qualify to seek approval from a planning unit; allow the Kentucky Housing Corporation to advise religious developers regarding affordable housing developments; allow homeless shelters operated by a religious institution to be permitted uses in commercial or business zones.

Current Status: 1/21/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB333.html>

HB337

RENTAL PROPERTY (ROBERTS, T) AN ACT relating to rental property.

Create new sections of KRS Chapter 383 to allow landlords to terminate rental agreements upon 3 days' notice when law enforcement or fire protection services are dispatched to a property more than 3 times in a 6-month period and set refund provisions.

Current Status: 1/21/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB337.html>

HB338

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

Create new sections of KRS 383.200 to 383.285 to provide for expungement of records in eviction proceedings that are dismissed; prohibit minors from being named in an action for forcible detainer unless the minor is a leaseholder; provide for expungement of a minor's name from an order; amend KRS 383.250 to provide for sealing of records; amend KRS 367.310 to prohibit consumer reporting agencies from maintaining information in their files relating to dismissed eviction actions; provide that the expungement of dismissed eviction actions applies to actions initiated on or after the effective date of the Act.

Current Status: 1/21/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB338.html>

HB340

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

Create new sections of KRS Chapter 383 to define terms; permit a tenant to terminate a residential 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; permit a covered tenant to terminate a lease or rental agreement upon the death of his or her spouse or cotenant; permit a tenant to terminate a residential lease or rental agreement if the landlord fails to abate a lead-hazard; relieve the tenant from liability for any other rent or fees resulting from the termination due to a lead-hazard; direct that provisions apply only to leases or rental agreements entered into or renewed on or after the effective date of the Act.

Current Status: 1/21/2026 - (H) Referred to Committee House Judiciary (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB340.html>

HB354

HOMELESSNESS PREVENTION (WATKINS, J) AN ACT relating to homelessness prevention, making an appropriation therefor, and declaring an emergency.

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.027 to allow appropriations to be used for homeless initiatives; appropriate \$2,000,000 from the budget reserve trust fund to the homelessness prevention fund; APPROPRIATION; EMERGENCY.

Current Status: 1/21/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB354.html>

HB355**PROPERTY APPRAISERS** (MCPHERSON, S) AN ACT relating to real property appraisers.

Create a new section of KRS 324A.010 to 324A.100 to require actions against a certified or licensed real property appraiser to be brought within 1 year; amend various sections of KRS Chapter 324A to change "real estate appraisal" to "real property appraisal"; define "evaluation," "federally related transaction," and "real property-related financial transaction"; replace the Real Estate Appraisers Board with an independent agency to be known as the Real Property Appraisers Board; attach the Real Property Appraisers Board to the Department of Professional Licensing for administrative purposes; change the number of board members from 5 to 7; require 2 board members to be certified residential real property appraisers; require those employed by the board to investigate grievances to have 10 years of experience, hold a credential equal to the credential held by the appraiser under investigation, and have experience in appraising the type of property relevant to the investigation; allow the board to employ persons it deems necessary; allow the board to use hearing officers of the Attorney General's Office; allow the board or its authorized agents to give advice on best practices management; prohibit legal action arising from any advice given by the board or its agents relating to best practices management; prohibit any person not licensed or certified as a real property appraiser from providing any type of appraisal performed by a licensed or certified real property appraiser unless they are exempt; allow a licensed or certified real property appraiser to provide an evaluation; require a certificate or license holder to complete 28 hours of continuing education hours; allow hours completed for 1 USPAP update course to apply toward the continuing education requirement; require complaints to be filed with the board within 1 year after the date of transmittal of the appraisal report; establish a biennial license renewal period; increase initial application and renewal fees from \$200 to \$400; amend KRS 324B.045 to remove the Real Estate Appraisers Board from the Division of Real Property Boards; amend KRS 133.120 to allow a tax consultant and licensed real estate sales associate to receive compensation to represent a property owner at a conference with the property valuation administrator or in an appeal before the board; amend KRS 154.60-040, 198B.702, 324.085, 324A.035, 324A.050, 324A.088, 324A.100, 324A.150, 324A.152, 324A.158, 324A.162, 324A.164, 324B.030, 350.280, 413.140, 56.806, 56.8175, 56.823, 99.830, and 99.835 to conform.

Current Status: 1/22/2026 - (H) reassigned to committee House Banking & Insurance (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB355.html>

HB356**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: 1/29/2026 - (H) FIRST READING

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB356.html>

HB405**OCCUPATIONAL LICENSING FEES** (DONWORTH, A) AN ACT relating to occupational

license fees levied by a board of education.

Amend KRS 160.603, relating to occupational license taxes for schools, to require a favorable vote of the local board of education prior to taking any other action to levy or increase the tax; require publication of the meeting in which the vote is expected to occur on the local board of education's website; subject an increase in the tax rate under KRS 160.607 to publication and public hearing requirements; expand the notification requirements for the public hearing; amend KRS 160.607 to require compliance with the publication and public hearing requirements and also a favorable vote by the fiscal court prior to authorizing an increase in a tax rate above the general maximum rate for school districts in counties having 300,000 or more inhabitants; amend KRS 160.484 to require the fiscal court to vote on an increase in a tax rate above the general maximum rate for school districts in counties having 300,000 or more inhabitants; set requirements for the rate based on the outcome of the vote; amend KRS 160.485, relating to recall procedures for proposed license tax levies or rate increases, to conform.

Current Status: 1/23/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB405.html>

HB411

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, 2027, 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, 2026.

Current Status: 1/23/2026 - (H) Referred to Committee House Local Government (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB411.html>

HB417

FARMLAND PRESERVATION LOAN PROGRAM (OSBORNE, D) AN ACT relating to the Farmland Preservation Loan Program.

Create a new section of KRS 247.940 to 247.978 to define "participating lender"; authorize the Kentucky Agricultural Finance Corporation to establish, administer, and fund a Farmland Preservation Loan Program and enter into a loan participation agreement with a qualified participating lender to purchase interests in promissory notes to allow a borrower to purchase or improve an agricultural property located within the Commonwealth; authorize the Kentucky Agricultural Finance Corporation to promulgate administrative regulations to administer the Farmland Preservation Loan Program.

Current Status: 1/23/2026 - (H) Referred to Committee House Agriculture (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB417.html>

HB426

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, 2027, but before January 1, 2031, in the amount of 25% 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: 1/27/2026 - (H) Referred to Committee House Appropriations &

Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB426.html>

HB435

INHERITANCE TAX (GROSSL, V) AN ACT relating to inheritance tax.

Amend KRS 140.070 and 140.080 to include a foster child as a Class A beneficiary and to delete language that only applies to deaths occurring prior to July 1, 1995, or between July 1, 1995, and June 30, 1998; apply to estates of decedents who die on or after August 1, 2026.

Current Status: 1/28/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB435.html>

HB446

HOME INSTALLATION 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, 2027, but before January 1, 2031; 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: 1/29/2026 - (H) Referred to Committee House Appropriations & Revenue (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB446.html>

HB449

MISSCLASSIFICATION 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, relating to marketplace contractors.

Current Status: 1/29/2026 - (H) Referred to Committee House BR Sub. on Econ. Dev., Public Pro., Tour., and Energy (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB449.html>

HB458

UNIVERSALrecognition 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: 1/29/2026 - (H) Referred to Committee House Licensing, Occupations, & Administrative Regulations (H)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB458.html>

HB468

CIVIL RIGHTS (ELLIOTT, D) AN ACT relating to civil rights.

Create a new section of KRS 344.010 to 344.025 to define terms; set standards for

determinations of impairments; amend KRS 344.010 to define "major life activities," "regarded as having such an impairment," and "transitory impairment"; amend KRS 344.020 to provide for execution of the policies embodied in the Americans with Disabilities Act Amendments Act of 2008; amend KRS 344.030 to provide that "qualified individual with a disability" is to be interpreted consistently with the Americans with Disabilities Act of 2008; amend KRS 344.190 to remove the adjudicative powers of the Human Rights Commission regarding matters related to employment and public accommodations; amend KRS 344.200 to provide that an aggrieved individual may file a civil action for a discriminatory practice other than a housing practice without first filing a complaint with the Human Rights Commission; require a probable cause determination on a complaint to be made within 30 days of the commission's receipt of the respondent's response or the expiry of the time for a response, whichever is later; require orders dismissing complaints with the commission to be made without prejudice; allow an aggrieved individual to file a civil action for the same grievance while a complaint is either pending with or has been dismissed by the Human Rights Commission; provide that the filing of a complaint before the commission does not toll the statute of limitations for the filing of a civil action; provide that the statute of limitations for an action filed by the commission on behalf of a private party who has not previously filed an action for that grievance is 3 years as provided under KRS 413.115; provide that a civil action for a grievance may only be filed by either the private party or the commission but not both; allow for a private party or the commission to intervene as a third party in a civil action filed by the other; bar the recovery of monetary damages by the commission; limit a private party's remedies to those set out in KRS 344.450; provide that all matters of fact are to be triable by jury; allow a private party with a complaint already filed with or pending before the commission to bring a civil action for the same grievance within 1 year of the effective date of this Act; amend KRS 344.320 to eliminate adjudicative functions of local commissions; amend KRS 344.635 to allow a party to a complaint for a discriminatory housing charge with the Human Rights Commission to demand a trial by jury if a civil action is elected in lieu of administrative hearing; repeal KRS 344.210, 344.230, 344.240, 344.270, and 344.340 related to adjudicative functions of the Human Rights Commission; amend KRS 344.660 and 344.675 to conform.

Current Status: 1/22/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB468.html>

HB474

RESIDENTIAL SAFETY (TATE, N) AN ACT relating to residential safety.

Create a new section of KRS 227.200 to 227.400 to require an owner, seller, or lessor to have functional smoke detectors in all existing single-family and multifamily residential units; require a seller or lessor to verify compliance in an affidavit prior to transfer or tenancy of property; exempt KRS Chapter 324 licensees from liability; direct the state fire marshal to recommend use of carbon monoxide and fuel and gas leak detectors and provide an annual incident report on fire and carbon monoxide-related injuries and deaths to the State Fire Commission.

Current Status: 1/22/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB474.html>

HB494

ADMINISTRATIVE REGULATIONS (ROBERTS, T) AN ACT relating to administrative regulations.

Create new sections of KRS Chapter 13A to establish a process for final legislative approval or disapproval of administrative regulations promulgated by designated administrative bodies; indicate that approved administrative regulations will be considered ratified by the General Assembly only after enactment of legislation that specifically approves the section

range, chapter, or title; delay the effective date of an affected regulation until the ratification process is complete; allow regulations necessary to prevent a loss of federal or state funding to go into effect sooner but remain subject to final approval; deem a disapproved ordinary regulation void or emergency regulation expired; require the regulations compiler to submit an eligible regulation list to the Committee on Committees of each chamber; establish session procedures and rules for the regulation review process in the legislature; require each administrative body to submit a list of its ratified regulations to the regulations compiler; authorize the General Assembly to prepare an omnibus bill to cover approved and disapproved regulations; amend KRS 13A.010 to define "final legislative approval" and "ratified"; amend KRS 13A.040 to require the regulations compiler to maintain a ratification status list for all regulations; amend KRS 13A.3102 to make regulation ratification apply to the 7-year certification process; amend KRS 13A.331 to make the ratification status of a regulation supersede its traditional adoption and effective status; amend KRS 13A.190 to conform.

Current Status: 1/27/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB494.html>

HB495

LOCAL OCCUPATIONAL LICENSE FEES (DIETZ, S) AN ACT relating to local occupational license fees.

Create a new section of KRS Chapter 91A to define terms; require 100% of the wages of an employee associated with the corporate office to be apportioned to the local government where the corporate office is located; exclude wages for work performed at a satellite office; require 100% of the wages of an employee assigned to a state government office to be apportioned to the local government where the state government office is located; allow a refund claim for occupational license fees paid for work physically performed outside of the local government's jurisdiction; establish requirements for refunds; amend KRS 67.780 to conform; apply the apportionment and refund requirements to incentive agreements entered into or amended on or after the effective date of the Act.

Current Status: 1/28/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB495.html>

HB518

COLLECTION OF LOCAL BUSINESS TAXES (FLANNERY, P) AN ACT relating to the collection of local business taxes and fees.

Amend KRS 67.767 to require the Secretary of State to prescribe standard forms for net profits, gross receipts, and payroll occupational tax returns; form an advisory committee to develop the forms; require the advisory committee to file the form with the Interim Joint Committee on Local Government for its November 2026 meeting; require the Secretary of State to file administrative regulations including the standard forms and electronic links; and require tax districts to accept the standard forms and the associated payments electronically on and after January 1, 2028.

Current Status: 1/29/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB518.html>

HB521

STALKING (RUDY, S) AN ACT relating to stalking.

Amend KRS 508.130 to define "course of conduct" and "social media platform"; establish elements of the crime of stalking and penalize as a Class D felony unless certain aggravating circumstances are met, in which case it is a Class C felony; provide that the Act shall not affect the validity of restraining orders, interpersonal protective orders, or domestic violence orders in place prior to the effective date of the Act; repeal KRS 508.140

and 508.150, relating to stalking in the first and second degrees; amend KRS 14.300, 23A.208, 24A.178, 431.005, 411.220, 456.010, 500.092, 500.120, 506.160, 508.155, and 532.080 to conform.

Current Status: 1/27/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HB521.html>

HCR23

PROPTERY TAXATION TASK FORCE (BAKER, S) A CONCURRENT RESOLUTION directing the establishment of the Property Taxation Task Force.

Direct the Legislative Research Commission to establish the Property Taxation Task Force to study, review, and provide policy recommendations on how to address local property taxation increases; require the task force to meet monthly during the 2026 legislative interim; outline task force membership; require the task force to submit its findings and recommendations to the Legislative Research Commission by December 1, 2026.

Current Status: 1/12/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/HCR23.html>

SB11

SAFE ROOM REBATE PROGRAM (MEREDITH, S) AN ACT relating to a residential safe room rebate program.

Create a new section of KRS Chapter 39A to define terms; the residential safe room rebate program; establish the residential safe room rebate fund to provide rebates to residents of this state for the construction or installation of a residential safe room; establish an application process by which the Division of Emergency Management awards rebates; require the division to promulgate administrative regulations; require the division to report annually to the Legislative Research Commission about the residential safe room rebate program.

Current Status: 1/20/2026 - (S) recommitted to committee Senate Appropriations & Revenue (S)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB11.html>

SB13

PLANNING COMMISSION MEMBERSHIP (DENEEN, M) AN ACT relating to planning commission membership.

Create a new section of KRS Chapter 100 to define terms; amend KRS 100.133 and 100.137 to allow the inclusion of a nonvoting ex officio member of a planning unit to be a representative of a military installation to advise on matters relating to national security and other concerns for the military installation; provide that the Act may be cited as the Military Installation Protection Act.

Current Status: 1/23/2026 - received in House

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB13.html>

SB23

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: 1/6/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB23.html>

SB34

TRANSFER OF PROPERTY UPON DEATH (RAWLINGS, S) AN ACT relating to the transfer of property upon death.

Create new sections of KRS Chapter 391 to establish the Kentucky Uniform Real Property Transfer on Death Act to codify provisions for the creation, administration, modification, termination, and validity of transfer on death deeds; define terms; specify that a transfer on death deed is not an inter vivos transfer and that the transfer occurs at the time of the transferor's death; specify that the transferor retains the power to revoke a transfer on death deed; establish that a transfer on death deed is nontestamentary; establish requirements for a transfer on death deed and specify the process of recording a transfer on death deed; specify that a transfer on death deed is effective without acceptance by the beneficiary during the transferor's lifetime; establish provisions for the revocation of a transfer on death deed by instrument or act; establish the effect of a transfer on death deed during the transferor's life; allow a beneficiary to disclaim the property interest in the deed; establish a form for creating a transfer on death deed; establish a form for revocation of a transfer on death deed; require the Department of Revenue to provide the established forms; specify the applicability of KRS Chapter 391; conform to federal requirements related to electronic signatures and records; amend KRS 64.012 to provide the recording fee for a transfer on death deed or revocation; require the Department of Medicaid Services to prescribe and provide a form requiring information related to any Medicaid lien; provide that Sections 1 to 14 of this Act may be cited as the Uniform Real Property Transfer on Death Act; Amend KRS 381.280, 382.110, 382.135, 391.360, 392.020, 392.070, and 403.190 to conform; create a new section of KRS Chapter 186A to define terms; establish requirements for a transfer of a vehicle's title to a named beneficiary upon the death of the owner; direct the Transportation Cabinet to develop a form for transfer; amend KRS 395.455 to dispense with administration of an estate and transfer property under certain circumstances relating to minors and payment of preferred claims.

Current Status: 1/29/2026 - (S) Posted for Passage in Regular Orders of the Day

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB34.html>

SB51

CREATE A NEW SECTION OF THE CONSTITUTION 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 homeowners who are 65 years of age or older from 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 acquired 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: 1/23/2026 - received in House

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB51.html>

SB53

PLANNING AND ZONING (THOMAS, R) AN ACT relating to planning and zoning.

Amend KRS 100.275 to affirm that planning units and commissions and boards thereof may hold public hearings and accept public comments concerning the approval of subdivision plats and development plans.

Current Status: 1/9/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB53.html>

SB54

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

Create a new section of KRS Chapter 65 to define terms; allow local governments to regulate short-term rentals.

Current Status: 1/9/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB54.html>

SB62

EVICTIONS DURING EXTREME WEATHER CONDITIONS (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: 1/12/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB62.html>

SB76

LOCAL OCCUPATIONAL LICENSE FEES AND TAXES (MAYS BLEDSOE, A) AN ACT relating to local occupational license fees and taxes.

Amend KRS 68.180, 68.185, 160.482, and 160.607, relating to local occupational license fees, taxes, and limitations, to increase certain population thresholds from 300,000 to 500,000; EFFECTIVE August 1, 2026. SCS (1) Delete original provisions, except amend KRS 160.607, relating to the local occupational license tax for schools, to increase the population threshold at which the maximum tax rate may be increased from 300,000 to 500,000; EFFECTIVE August 1, 2026.

Current Status: 1/27/2026 - received in House

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB76.html>

SB83

FORCIBLE ENTRY AND DETAINER (NEAL, G) AN ACT relating to forcible entry and detainer.

Create a new section of KRS 383.200 to 383.285 to require expungement of records in forcible detainer actions that are dismissed; allow for the expungement of the name of an unemancipated minor improperly named as a defendant in forcible detainer actions; amend KRS 383.250 to provide for sealing of records; direct that the required expungement of records of dismissed actions applies to forcible detainer actions brought on or after the effective date of the Act.

Current Status: 1/13/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB83.html>

SB91

STANDARDIZING REAL PROPERTY TAX BILLS (RAWLINGS, S) AN ACT relating to standardizing real property tax bills.

Create a new section of KRS Chapter 134 to require use of a standardized form for all real property tax bills; require the Department of Revenue to prescribe the form and make it available to all taxing districts that levy a property tax on real property; specify provisions

to be included on the form; exempt certificates of delinquency and third-party purchasers from the form requirements.

Current Status: 1/8/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB91.html>

SB112

SHORT-TERM RENTALS (RICHARDSON, C) AN ACT relating to short-term rentals.

Create a new section of KRS Chapter 100 to define terms; prohibit a local government from requiring the operator of a short-term rental to obtain a conditional use permit, imposing density-based restrictions on short-term rentals, prohibiting the operation of a short-term rental in a residential zone, regulating the time or place a property may be used as a short-term rental, limiting the number of properties a person can operate as short-term rentals, imposing a residency requirement on operators of short-term rentals, restricting short-term rental platforms, or prohibiting a tenant from offering a leased property as a short-term rental with permission of a landlord; allow a planning unit to require permitting for the operation of short-term rentals and enumerate the contents of a permit application, procedures for application, revocation of a permit, benefits of permit, and penalties for operating without a permit when planning unit has adopted a permitting ordinance; state that ordinances generally applicable to all dwellings that are necessary for public health or safety and do not treat short-term rentals differently than other residential properties are unaffected; state that any ordinance that conflicts with provisions of the Act is void and unenforceable and that a party aggrieved by a violation of the Act may be awarded attorney's fees and costs; state that the Act shall not be construed to affect regulations of a homeowner's association or other similar property owner association.

Current Status: 1/21/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB112.html>

SB115

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: 1/22/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB115.html>

SB119

EMINENT DOMAIN (HIGDON, J) AN ACT relating to eminent domain.

Amend KRS 416.670 to establish the right of a landowner to repurchase condemned property that was not used after the completion of a highway project.

Current Status: 1/27/2026 - (S) Referred to Committee Senate Transportation (S)

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB119.html>

SB139

DISABLED VETERANS (SMITH, B) AN ACT relating to disabled veterans.

Create a new section of KRS Chapter 40 to define terms; create the Residential Ease of Access for Disabled Veterans Program for funding the construction and installation of accessibility ramps on residences of disabled veterans; establish the Residential Ease of Access for Disabled Veterans Program grant fund to be used for the program and administered by the Kentucky Department of Veterans' Affairs.

Current Status: 1/29/2026 - Introduced

State Bill Page: <https://apps.legislature.ky.gov/record/26RS/SB139.html>

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