

## KYR Legislative Update – 2/9/2026

Last week, professionals from across Kentucky's real estate industry came together for the Kentucky REALTORS® Advocacy Week. Attendees united to push forward key legislative priorities, hear inspiring insights from state leaders and experts from the National Association of REALTORS®, and strengthen connections across the industry. The conference was filled with impactful networking, dynamic committee meetings, and hands-on training sessions—all working toward one shared goal: advancing and protecting the future of real estate in Kentucky.

Realtors from across Kentucky traveled to Frankfort to make their voices heard—making a significant impact. Members met directly with lawmakers to express their support for critical housing initiatives and voice concerns about legislation that could hinder Kentucky's real estate market. Thank you to every member who participated and helped move our industry forward—your dedication truly makes a difference!

### QRT News

#### KYR Legislative Bill Tracker – 2026 Legislative Priorities

This week of the legislative session has been productive, with the QRT actively reviewing proposals that could impact our industry. In this short time, the team has identified numerous measures to monitor and has voted to support three bills: HB530, HB536, and SB9. Additionally, the QRT has voted to continue monitoring seven other proposals. These actions align with our organizations mission to advance the real estate industry, support our members, and benefit the people of Kentucky.

#### Supported Bills (3):

##### HB530 (White, R)

Creates new rules to streamline permitting and housing approvals in Kentucky. Permitting authorities must issue decisions within 60 days or the permit is automatically approved. Any denial must be based on established laws, and disputes go to Circuit Court, which must use a clear-and-convincing evidence standard and award attorney's fees if the applicant prevails. Third-party challenges are limited to adjacent property owners who can show concrete harm, and they must pay fees if the permit is ultimately upheld.

<https://apps.legislature.ky.gov/record/26RS/HB530.html>

#### HB536 (Bray, J)

Creates a new program allowing local governments to establish Housing Development Districts with optional Housing Incentive Payments. Local governments may designate districts, accept developer applications, negotiate incentive rates, and exempt approved projects from planning and zoning after a public hearing. Other taxing authorities may participate. The bill outlines how incentive payments are issued and requires Area Development Districts to assist local governments. The Cabinet for Economic Development must promote the program and post participating communities online. Local governments must report district activity to the Department for Local Government, which will submit summaries to the LRC. The Act does not limit local governments from creating additional housing programs.

<https://apps.legislature.ky.gov/record/26RS/HB536.html>

#### SB9 (Mills, R)

Creates new tools for local governments to support residential infrastructure and housing development. The bill establishes a process for creating and dissolving Residential Infrastructure Development Districts, allowing local governments to issue bonds and levy special assessments—treated as liens—to fund infrastructure. It also permits joint action between local governments. Additionally, the bill creates Housing Development Districts with optional incentive payments, allows qualifying projects to be exempt from planning and zoning after a public hearing, and outlines how developers apply, negotiate incentives, and receive payments. Area Development Districts must assist, and the Cabinet for Economic Development must promote the program and post participating communities online. Local governments must report district activity to the Department for Local Government, which will provide summaries to the LRC. The Act does not limit other local housing incentive programs.

<https://apps.legislature.ky.gov/record/26RS/SB9.html>