

KYR Legislative Update – 3/2/2026

The eighth week of the legislative session was highly productive in both chambers and across committee hearings. A key priority for the Kentucky REALTORS®, **HB 521**, was approved by the Kentucky House of Representatives and will now advance to the Senate.

Sponsored by House Majority Leader Steven Rudy of Paducah, this bill strengthens protections for victims of stalking and closes important gaps in current law. This issue is significant for REALTORS®, and the legislation represents a proactive step toward enhancing safety within our industry.

Kentucky REALTORS® advocacy played a major role in the bill's swift and successful passage. The engagement of our members during Hill Day in Advocacy Week—where this measure was highlighted as a top priority for the real estate profession—was instrumental. This effort demonstrates the influence and respect our membership holds with legislators.

QRT News

KYR Legislative Bill Tracker – 2026 Legislative Priorities

During the eighth week of the legislative session, the QRT reviewed ten measures affecting the real estate industry. Of those, the committee voted to support half and monitor the remaining half. The supported legislation will streamline permitting and regulatory processes and help advance our goal of reducing housing costs. While additional bills may still be introduced early this week, this will likely represent the final significant wave of new legislation, as the legislative filing deadlines are today in the House of Representatives and Wednesday in the Senate.

Supported Bills (5):

HB730 (Clines, M)

Create a new section of KRS Chapter 198B to define terms; require regulatory authorities to provide information to prospective applicants regarding requirements to apply for a permit; require a regulatory authority to inform an applicant of whether the application is complete within 3 days and include whether the regulatory authority is able to perform plan review and inspection within specified time limits; require a regulatory authority to conduct plan review within 14 days of receipt of a complete application and inspections within 5 days of any request for an inspection being made; provide for circumstances in which deadlines may be extended; permit an applicant to use a qualifying third-party inspector; set out

circumstances under which a regulatory authority may collect fees depending on use of a third-party inspector; set out what a third-party inspector may review and set out qualifications and requirements the third-party inspector must meet; require a regulatory authority to issue a permit within 1 business day of the completion of required plan reviews and inspections associated with an otherwise complete application; state that any ordinance, rule, or regulation contrary is void and unenforceable; state that a regulatory authority may issue a stop-work order if a condition of a project constitute an immediate threat to public safety and welfare; establish immunity for the regulatory authority for action of an applicant or third-party inspector; amend KRS 198B.060 to conform.

<https://apps.legislature.ky.gov/record/26RS/HB730.html>

HB760 (Witten, S)

Amend KRS 171.396 to define and redefine certain terms; allow the certified rehabilitation credit cap to be allocated as 15% for owner-occupied residential property and 85% for property other than owner-occupied residential property, including workforce housing; require that projects approved as workforce housing maintain affordability for individuals earning 80% of the county level area median income or less; amend KRS 171.397 to state that the provisions established in this statute pertain to applications received before April 30, 2026; create a new section of KRS Chapter 171 to apply to applications received after April 30, 2026 with certain changes; current credit program cap of \$100 million is maintained; with a split of \$50 million into 2 separate credit allocation application rounds; expand the credit to apply to certain taxes imposed in KRS Chapter 136; require the Kentucky Heritage Council to work with the Kentucky Housing Corporation to ensure the workforce housing property maintains area median income affordability requirements for 5 years within completion of the certified rehabilitation; create a new section of KRS Chapter 198A to require the corporation to work with the Kentucky Heritage Council for these purposes; amend KRS 141.0205; 141.382; and 171.3961 to make conforming changes.

<https://apps.legislature.ky.gov/record/26RS/HB760.html>

SB224 (Mills, R)

Create a new section of KRS Chapter 65 to define terms; establish that an applicant has a vested right to the development standards in place at the time of application for a building permit, development plan, or subdivision plat upon the submission of the application to a relevant authority; establish vesting periods; allow for extensions to the vesting period; establish that the relevant authority may terminate the vested rights under specified

circumstances; establish enforcement authority; allow for the amendment to a development plan on a vested right; amend KRS 100.347 to limit entities which have standing to challenge a final action of a planning and zoning authority.

<https://apps.legislature.ky.gov/record/26RS/SB224.html>

SB225 (Mills, R)

Amend KRS 198B.030 to require the Department of Housing, Buildings and Construction to consider the effects of any proposed new or amended regulation on residential construction by conducting a cost-benefit analysis and an analysis to determine the impacts on the amount of residential construction; require the analyses to be submitted to the Housing, Buildings and Construction Advisory Committee and the Legislative Research Commission; establish a moratorium on the Department of Housing, Buildings and Construction altering or amending any state code in a way that would result in an increase in residential construction costs until January 1, 2029.

<https://apps.legislature.ky.gov/record/26RS/SB225.html>

SB233 (Neal, G)

Amend KRS 381.794 to exempt planned communities with 14 or fewer units from financial reporting and document retention requirements; amend KRS 381.9197 to exempt condominiums with 14 or fewer units from financial reporting and document retention requirements.

<https://apps.legislature.ky.gov/record/26RS/SB233.html>