

KYR Legislative Update – 4.6.2026

The General Assembly approved a two-year, \$32 billion executive branch budget that emphasizes disciplined fiscal management while making targeted investments across the Commonwealth. The budget directs \$1.7 billion from the Budget Reserve Trust Fund toward more than 300 one-time infrastructure and economic development projects statewide.

Key investments include:

- \$1 billion for water, sewer, and road projects
- \$90 million dedicated to the revitalization of downtown Louisville

The budget received strong bipartisan backing, reflecting a shared commitment to responsible spending and long-term economic growth.

In addition to the passage of a state budget, several priority bills for Kentucky real estate have successfully cleared the General Assembly and are now headed to the Governor:

- **HB 521** – Stalking Protections (Rep. Rudy)
This bill clarifies the elements of stalking while maintaining strong safeguards and clear thresholds for harm. Stalking in the real estate industry is a serious safety concern, with agents—particularly women—frequently targeted by offenders posing as customers or potential clients.
- **HB 264** – Deed Fraud (Rep. Proctor)
Takes important steps to prevent deed fraud and protect property owners by amending KRS 514.040 to establish that a person is guilty of theft by deception when the person lists or advertises residential or commercial property for sale, lease or rent without legal title or the authority to do so.
- **HB 757 & HB 900** – Revenue and One-Time Appropriations
The final version of HB 757 establishes the Residential Housing Infrastructure Fund, to be administered by the Kentucky Infrastructure Authority. The fund will provide low-interest loans to local governments for housing-related infrastructure projects.
HB 900 jumpstarts the program with \$5 million per year, totaling \$10 million over the biennium.

The veto period, which began April 2 and continues through April 13, gives Governor Beshear the opportunity to sign, veto, or allow legislation to become law without his

signature. Lawmakers are scheduled to reconvene April 14 and 15 for the final two days to address any veto overrides and unfinished business.