

March 6, 2026

Representative Daniel Elliott, Chair
Representative Jennifer Decker, Vice Chair
House Judiciary Committee Members
702 Capital Avenue
Frankfort, KY 40601

Dear members of the committee:

We commend the leadership of the General Assembly in creating the Housing Task Force in the 2024 and 2025 Interim periods, demonstrating both the gravity of the housing shortage and opportunities for solutions. One of the pillars of housing stability is updating our landlord-tenant law to reflect current realities and adjust for outdated practices.

An eviction remains on a tenant's record for life, affecting both the tenant and their children and often leads to denials of future rental applications. Past financial crises shouldn't prevent families from accessing safe, affordable housing. Over the last 4 years, an average of 38,000 residential evictions have been filed, but over 55% of these cases were dismissed by a judge and did not result in a judgment against the tenant. Yet it remains a black mark on the record and limits their ability to rent a home they can afford in their communities close to school and work.

[HB 338](#), sponsored by Representative Susan Witten and co-sponsored by Representatives Dietz, Callaway, Donworth, Grossl, Kulkarni, Roarx, and White seeks to remove that barrier for renters who have paid the rent, corrected a lease violation, or were filed upon by mistake. It amends KRS 383.200-285 to provide for expungement of records in eviction proceedings that are dismissed, provide for sealing of records, and provide for expungement of a minor's name from an eviction order. It also would amend KRS 367.310 to prohibit consumer reporting agencies from maintaining information in their files relating to dismissed eviction actions. It would apply to actions on or after the effective date and would not be retroactive. It would not apply in cases where a judgment against the tenant was issued.

We know that addressing housing supply during this session is critical, but we also urge you to address housing stability for Kentuckians who remain even more constrained in this housing market due to a dismissed eviction in their past. We urge passage of HB 338.

Sincerely,
The undersigned organizations





Association of Community Ministries



Erlanger Elsmere Schools
Kentucky Student Rights Coalition
St. Vincent de Paul Louisville