

CHAPTER 83**(HJR 134)**

A JOINT RESOLUTION directing the Department of Housing, Buildings and Construction to create a task force representing stakeholders to study the options available to enforce the Kentucky Residential Building Code statewide.

WHEREAS, the Kentucky Residential Building Code was created by the Kentucky General Assembly in 1980; and

WHEREAS, the Kentucky Residential Building Code is a Uniform Code across the Commonwealth; and

WHEREAS, the current statute requires enforcement of the Kentucky Residential Building Code by local option with implementation through a county or city ordinance; and

WHEREAS, currently only one-half of Kentucky's counties enforce the Kentucky Residential Code which results in newly constructed homes in one-half of the Commonwealth going without structural inspections; and

WHEREAS, all other aspects of new homes are inspected statewide, including the electrical, plumbing, and heating and cooling, but not the structure; and

WHEREAS, stakeholders may include but not be limited to the Home Builders Association of Kentucky, the Code Administrators Association of Kentucky, the Kentucky Association of Realtors, the Kentucky Bankers Association, the Kentucky League of Cities, the Kentucky Association of Counties, the Kentucky Insurance Institute, and the Kentucky Housing Corporation; and

WHEREAS, Kentuckians deserve the comfort level of knowing their newly purchased home is structurally sound;

NOW, THEREFORE,

Be it resolved by the General Assembly of the Commonwealth of Kentucky:

➔Section 1. The Department of Housing, Buildings and Construction shall create a task force of stakeholder organizations to study the feasibility of providing structural inspections of all new homes statewide.

➔Section 2. In undertaking this study the Department of Housing, Buildings and Construction shall specifically address the following issues:

(1) How to allow the cities and counties to have the option of providing new home inspections and, if they choose not to create a building department, how the state can provide those inspections where local governments do not;

(2) Costs involved in creating such a system of statewide inspections;

(3) The effects of such a system on home builders, cities, counties, banks, and insurance companies; and

(4) Any similar programs in other states;

➔Section 3. The Department of Housing, Buildings and Construction shall present its report to the Interim Joint Committee on Local Government by November 30, 2015.

Signed by Governor March 30, 2015.