

CHAPTER 3**(HB 18)**

AN ACT relating to the rights of property owners and declaring an emergency.

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

➔SECTION 1. A NEW SECTION OF KRS CHAPTER 65 IS CREATED TO READ AS FOLLOWS:

A city, county, charter county government, urban-county government, consolidated local government, or unified local government shall not adopt or enforce an ordinance or regulation that prohibits any owner, lessee, sublessee, assignee, managing agent, or other person having the authority to lease, sublease, or rent a housing accommodation from refusing to lease or rent the housing accommodation to any person when the person's lawful source of income to pay rent includes funding from a federal housing assistance program.

➔SECTION 2. A NEW SECTION OF KRS CHAPTER 65 IS CREATED TO READ AS FOLLOWS:

(1) *As used in this section:*

- (a) *"Emergency response" means a response by any first responder to a reported incident that is of such an emergent nature that jeopardizes or could jeopardize personal safety or result in the destruction of property;*
- (b) *"Emergency response fee" means any charge or fee, other than a membership charge or subscriber fee levied under KRS Chapter 273, imposed by a fire department, whether paid or volunteer, ambulance provider, law enforcement agency, or other organization to cover the costs associated with an emergency response, including but not limited to costs incurred for labor, materials, supplies or equipment used or provided in the response; and*
- (c) *"First responder" means fire, police, and emergency medical personnel.*

(2) *No local government, special district, or other provider of any emergency response service shall submit any demand for payment or require an owner of property occupied by an individual other than the owner to pay any emergency response fee that arises out of the actions of another over which the owner has no control.*

➔SECTION 3. A NEW SECTION OF KRS CHAPTER 383 IS CREATED TO READ AS FOLLOWS:

A city, county, charter county government, urban-county government, consolidated local government, or unified local government shall not adopt or enforce any ordinance relating to landlord or tenant laws that is in conflict with any law of this Commonwealth.

➔Section 4. Whereas it is important to ensure that the rights of property owners are respected, an emergency is declared to exist and this Act takes effect upon its passage and approval by the Governor or upon its otherwise becoming a law.

Veto Overridden March 6, 2024.