

AN ACT relating to forcible entry and detainer actions.

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

➔Section 1. KRS 383.255 is amended to read as follows:

- (1) If either party conceive himself aggrieved by the judgment of the court, he may file an appeal within seven (7) days next after the finding aforesaid, and shall deposit with the circuit court clerk the amount of rent **and late fees, as determined by the court, or in the case of a default judgment, as alleged in the complaint** owing and due from the onset of the forcible entry and detainer proceedings as well as the amount of all future rents **and late fees as set forth in the lease**, as it becomes owing and due in each succeeding month during the pendency of the appeal. **The party filing the appeal shall provide the clerk with a copy of the lease agreement.**
The rental moneys collected in this account shall be distributed by court order at the conclusion of an appeal.
- (2) Upon the aggrieved party perfecting his appeal by the payment of moneys into court pursuant to subsection (1) of this section the court shall stay all further proceedings on the inquisition, and return the whole of the papers and proceedings, or a fair transcript thereof, to the office of the circuit court of said county, within ten (10) days thereafter.