

1 AN ACT relating to assistance animals.

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

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 383 IS CREATED TO
4 READ AS FOLLOWS:

5 (1) As used in this section:

6 (a) "Assistance animal" means an animal that works, provides assistance, or
7 performs tasks for the benefit of a person with a disability, or provides
8 emotional support that alleviates one or more identified symptoms or effects
9 of a person's disability. This shall include a service animal specifically
10 trained or equipped to perform tasks for a person with a disability, or an
11 emotional support animal that provides support to alleviate one or more
12 identified symptoms or effects of a person's disability; and

13 (b) "Therapeutic relationship" means the provision of medical care, program
14 care, or personal care services, in good faith, to the person with a disability
15 by:

16 1. A mental health service provider;

17 2. An individual or entity with a valid, unrestricted state license,
18 certification, or registration to serve persons with disabilities; or

19 3. A caregiver, reliable third party, or a government entity with actual
20 knowledge of the person's disability.

21 (2) A person with a disability may submit a request for a reasonable accommodation
22 to maintain an assistance animal in a dwelling. Unless the person's disability or
23 disability-related need is readily apparent, the person receiving the request may
24 ask the person making the request to provide reliable documentation of the
25 disability-related need for an assistance animal, including documentation from
26 any person with whom the person making the request has or has had a
27 therapeutic relationship.

- 1 (3) Unless the person making the request has a disability or disability-related need
2 for an assistance animal that is readily apparent, a person receiving a request for
3 a reasonable accommodation to maintain an assistance animal in a dwelling
4 shall evaluate the request and any reliable supporting documentation to verify the
5 disability-related need for the reasonable accommodation regarding an assistance
6 animal. The person receiving the request may independently verify the
7 authenticity of any supporting documentation.
- 8 (4) A person with a disability who is granted a reasonable accommodation to
9 maintain an assistance animal in a dwelling shall comply with the rental
10 agreement or any rules and regulations of the property owner applicable to all
11 residents that do not interfere with an equal opportunity to use and enjoy the
12 dwelling and any common areas of the premises. The person shall not be
13 required to pay a pet fee or deposit or any additional rent to maintain an
14 assistance animal in a dwelling, but shall be responsible for any physical
15 damages to the dwelling if residents who maintain pets are responsible for
16 physical damages to the dwelling caused by pets. Nothing in this section shall be
17 construed to affect any cause of action against any resident for other damages
18 under the laws of the Commonwealth.
- 19 (5) Notwithstanding any other law to the contrary, a landlord shall not be liable for
20 injuries by a person's assistance animal permitted on the landlord's property as a
21 reasonable accommodation to assist the person with a disability pursuant to the
22 Fair Housing Act, as amended, 42 U.S.C. secs. 3601 et seq., the Americans with
23 Disabilities Act of 1990, 42 U.S.C. secs. 12101 et seq., and Section 504 of the
24 Rehabilitation Act of 1973, as amended, 29 U.S.C. sec. 701, or any other federal,
25 state, or local law.
- 26 (6) A person commits the offense of misrepresentation of an assistance animal if the
27 person knowingly:

- 1 (a) Misrepresents as a part of a request for a reasonable accommodation to
2 maintain an assistance animal in a dwelling that the person has a disability
3 or disability-related need for the use of an assistance animal;
- 4 (b) Makes materially false statements for the purpose of obtaining
5 documentation for the use of an assistance animal in housing;
- 6 (c) Creates or executes a document that misrepresents an animal as an
7 assistance animal for use in housing;
- 8 (d) Provides a document to another falsely stating that an animal is an
9 assistance animal for use in housing; or
- 10 (e) Fits an animal, which is not an assistance animal, with a harness, collar,
11 vest, or sign that the pet is an assistance animal for use in housing.
- 12 (7) Misrepresentation of an assistance animal is a violation with a fine of up to one
13 thousand dollars (\$1,000).