

1 AN ACT relating to landlords and tenants.

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

3 ➔Section 1. KRS 383.660 is amended to read as follows:

- 4 (1) Except as provided in KRS 383.505 to 383.715, if there is a material  
5 noncompliance by the tenant with the rental agreement or a material noncompliance  
6 with KRS 383.605 or 383.610, the landlord may deliver a written notice to the  
7 tenant specifying the acts and omissions constituting the breach and that the rental  
8 agreement will terminate upon a date not less than fourteen (14) days after receipt of  
9 the notice. If the breach is not remedied in fifteen (15) days, the rental agreement  
10 shall terminate as provided in the notice subject to the following. If the breach is  
11 remediable by repairs or the payment of damages or otherwise and the tenant  
12 adequately remedies the breach before the date specified in the notice, the rental  
13 agreement shall not terminate. If substantially the same act or omission which  
14 constituted a prior noncompliance of which notice was given recurs within six (6)  
15 months, the landlord may terminate the rental agreement upon at least fourteen (14)  
16 days' written notice specifying the breach and the date of termination of the rental  
17 agreement.
- 18 (2) If rent is unpaid when due and the tenant fails to pay rent within ***fourteen***  
19 ***(14)***~~seven (7)~~ days after written notice by the landlord of nonpayment and his ***or***  
20 ***her*** intention to terminate the rental agreement if the rent is not paid within that  
21 period, the landlord may terminate the rental agreement.
- 22 (3) Except as provided in KRS 383.505 to 383.715, the landlord may recover damages  
23 and obtain injunctive relief for any noncompliance by the tenant with the rental  
24 agreement or KRS 383.605 or 383.610. If the tenant's noncompliance is willful the  
25 landlord may recover actual damages and reasonable attorney's fees.