

1 AN ACT relating to evictions.

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) In an action for forcible detainer pursuant to KRS 383.200 to 383.285 or KRS*  
6 *383.500 to 383.715, where the plaintiff is seeking to evict a residential tenant, the*  
7 *tenant shall be entitled to court-appointed counsel after a complaint is filed if the*  
8 *tenant:*

9 *(a) Is unable to obtain counsel after a showing of a reasonable effort to secure*  
10 *representation;*

11 *(b) Requests court-appointed counsel; and*

12 *(c) Qualifies as indigent, pursuant to KRS 31.120.*

13 *(2) Counsel appointed pursuant to subsection (1) of this section shall be entitled to a*  
14 *reasonable fee to be fixed by the court, not to exceed five hundred dollars (\$500),*  
15 *to be paid by the Finance and Administration Cabinet.*

16 ➔Section 2. KRS 454.030 is amended to read as follows:

17 *(1)* If the officer directed to serve notice on the defendant in forcible entry or detainer  
18 proceedings cannot find the defendant on the premises mentioned in the writ, he *or*  
19 *she* may explain and leave a copy of the notice with any member of the defendant's  
20 family ~~thereon~~ over sixteen (16) years of age, and if no such person is found he *or*  
21 *she* may serve the notice by posting a copy thereof in a conspicuous place on the  
22 premises and by mailing a copy of the notice to the mailing address of the premises  
23 mentioned in the writ by regular mail through the United States Postal Service,  
24 postage prepaid. The notice shall state the time and place of meeting of the court.

25 *(2) The Kentucky Housing Corporation shall develop an informational pamphlet in*  
26 *English and other appropriate languages that:*

27 *(a) Details the rights of tenants; and*

- 1        (b) Provides information on resources available to tenants, including but not  
2                limited to contact information for agencies in the state that may offer legal  
3                assistance to tenants facing eviction.
- 4        (3) A copy of the pamphlet shall be provided to the tenant when he or she is served  
5                with notice under subsection (1) of this section.