

1           AN ACT relating to rental property.

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) Except as provided in KRS 383.300 and 383.302, and notwithstanding any other  
6    provision of law to the contrary, if law enforcement or fire protection services are  
7    dispatched to a property more than three (3) times in any six (6) month period  
8    and the presence of law enforcement or fire services is directly attributable to the  
9    tenant's conduct, then the landlord may terminate the rental agreement with the  
10   tenant upon three (3) days' notice.

11   (2) If the rental agreement is terminated under this section, the landlord shall return  
12   all the unused portion of any prepaid rent. Accounting for rent in the event of a  
13   termination shall be made as of the date the rental agreement is terminated.

14           ➔SECTION 2. A NEW SECTION OF KRS 383.505 TO 383.715 IS CREATED  
15    TO READ AS FOLLOWS:

16    (1) Except as provided in KRS 383.300 and 383.302, and notwithstanding any other  
17    provision of law to the contrary, if law enforcement or fire protection services are  
18    dispatched to a property more than three (3) times in any six (6) month period  
19    and the presence of law enforcement or fire services is directly attributable to the  
20    tenant's conduct, then the landlord may terminate the rental agreement with the  
21    tenant upon three (3) days' notice.

22    (2) If the rental agreement is terminated under this section, the landlord shall return  
23    all the unused portion of any prepaid rent. Accounting for rent in the event of a  
24    termination shall be made as of the date the rental agreement is terminated.