

**Local Mandate Fiscal Impact Estimate
Kentucky Legislative Research Commission
2017 Regular Session**

Part I: Measure Information

Bill Request #: 433

Bill #: HB 510

Bill Subject/Title: AN ACT relating to the Uniform Residential Landlord and Tenant Act

Sponsor: Representative Mary Lou Marzian

Unit of Government: City County Urban-County
 Unified Local
 Charter County Consolidated Local Government

Office(s) Impacted: _____

Requirement: Mandatory Optional

Effect on Powers & Duties: Modifies Existing Adds New Eliminates Existing

Part II: Purpose and Mechanics

HB 433 would make the Uniform Residential Landlord and Tenant Act (URLTA), KRS 383.505 thru KRS 383.705 applicable statewide and therefore, providing greater and standardized protection for tenants on a statewide basis. Currently, KRS 383.500 authorizes cities, counties, and urban county governments to enact the provisions of the Uniform Residential Landlord and Tenant Act at their option and only in their entirety. Enactment is not currently required.

Kentucky's landlord-tenant law can vary significantly depending on the city or county where the rental unit is located. Although Lexington-Fayette County and Louisville-Jefferson County have adopted the URLTA, the remaining local governments have not, including the cities and counties surrounding Fort Campbell and Fort Knox with the exception of Louisville-Jefferson County, Radcliff, and West Point (each of which is near Fort Knox). This is a concern for the military personnel stationed at these military bases and civilian employees seeking off-base accommodations.

Part III: Fiscal Explanation, Bill Provisions, and Estimated Cost

To date, 33 cities have adopted these provisions and thus, would have no cost of transition. Those cities are:

Alexandria	Danville	Livermore	Newport	Southgate
Bellevue	Dayton	London	Oak Grove	Taylor Mill
Bromley	Florence	Louisville	Pikeville	Walton
Catlettsburg	Georgetown	Ludlow	Pleasureville	West Point
Covington	Jeffersontown	Midway	Radcliff	Wilder
Crestview Hills	Lebanon	Millersburg	Shelbyville	
Cumberland	Lexington	Mount Olivet	Silver Grove	

A current list of all the counties that have adopted the URLTA is not available. However, we do know that the two biggest merged governments of Lexington-Fayette and Louisville-Jefferson have adopted the URLTA as reflected in the list above. Oldham and Pulaski counties have also adopted the URLTA.

Adoption of the URLTA on a statewide basis would require the remaining local governments to update their ordinances accordingly. This would include expenses related to rescinding any current ordinances, updating the local code, and dispersing the updates.

The failure to adopt the URLTA in these cities / counties should not be interpreted that there may not be landlord / tenant ordinances. Regardless, there is a lack of uniformity in the various codes as well as lack of uniformity in enforcement or lack of any enforcement with regard to landlord / tenant relationships throughout the state.

If the local government currently has landlord / tenant ordinances and a means of enforcement, then adoption of the URLTA should have minimal cost since the framework is there for enforcement. However, if the local government does not currently have landlord / tenant ordinances then decisions would have to be made regarding the enforcement of the URLTA. This may entail a reallocation of personnel and money to cover enforcement expenses or may be in the form of new costs associated with the hiring and training of personnel for enforcement.

Data Source(s): LRC Staff, Ft. Knox Legal Assistance Office

Preparer: Wendell F. Butler **Reviewer:** KHC **Date:** 2/24/17