

**Local Government Mandate Statement  
Kentucky Legislative Research Commission  
2024 Regular Session**

**Part I: Measure Information**

**Bill Request #:** 810

**Bill #:** HB 18 SCS 1

**Document ID #:** 5488

**Bill Title:** AN ACT relating to the rights of property owners and declaring an emergency.

**Sponsor:** Representative Ryan Dotson

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

Office(s) Impacted: Local Governments

Requirement:  Mandatory  Optional

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

**Part II: Bill Provisions and the Estimated Fiscal Impact Relating to Local Government**

HB 18 SCS 1 would prohibit local governments from adopting or enforcing ordinances that prohibit owners of housing accommodations from refusing to lease or rent the housing accommodation to a person when the person's source of income to pay rent includes funding from a federal housing assistance program. It would also prohibit local governments from requiring an owner of property occupied by an individual other than the owner to pay an emergency response fee that arises out of the actions of another over which the owner has no control. Local governments would also be prohibited from adopting or enforcing an ordinance related to landlord or tenant laws that is in conflict with state law.

**The fiscal impact of HB 18 SCS 1 on local governments is expected to be minimal.** Local governments that choose to create ordinances will incur costs associated with the drafting, publication, indexing and recording of adopted ordinances, and at least every five years, review and eliminate redundant, obsolete, inconsistent, and invalid provisions.

According to Kentucky League of Cities, most cities, especially the smaller ones, retain their city attorney on contract and pay on an hourly basis. Time spent drafting an ordinance is influenced by its complexity and the amount of research that is necessary. Currently (FY 2023), the average hourly rate was between \$117 and \$128. Rates for legal notices vary greatly depending on the length of the publication, the number of times it needs to be published and the newspaper in which the publication is placed. Therefore, these costs are unknown.

**Data Source(s):** LRC Staff; Kentucky Municipal Statutory Law, Informational Bulletin No. 145, Revised September 2023; Kentucky League of Cities

**Preparer:** Jacob Blevins (LG)      **Reviewer:** KHC      **Date:** 2/28/24