

**Local Government Mandate Statement
Kentucky Legislative Research Commission
2025 Regular Session**

Part I: Measure Information

Bill Request #:	65	Bill #:	HB 173
Document ID #:	2049	Sponsor:	Rep. Ryan Dotson
Bill Title:	AN ACT relating to rental properties		

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

Office(s) Impacted: Local Governments

Requirement: Mandatory Optional

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

Other Fiscal Statement(s) that may exist: Actuarial Analysis Corrections Impact
 Health Benefit Mandate State Employee Health Plan

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

HB 173 prohibits any local government from adopting or enforcing a registry of landlords or residential rental properties for any purposes; including safety assessments of rental units and requiring landlords to conduct lead hazard reports of rental units.

The fiscal impact of HB 173 is indeterminable but expected to be negative. There are only a few local governments that maintain a registry of landlords and residential rental properties for the purposes of ensuring public health and safety. They collect revenue in the form of fees and fines. The Louisville Department of Codes & Regulations implemented a Rental Registry program in April of 2024. They collect a \$50 annual renewal fee for each landlord but this fee is waived if the residential rental property has received no ordinance violations in the past 12 months. They issue citations of \$100 per day per housing unit for landlords who fail to register. Because rental registry programs are not implemented in every locality, the number of residential rental units fluctuates, and the number of unregistered units cannot be known, the exact number of revenue loss cannot be known.

Data Source(s): Louisville Department of Codes and Regulations; LRC Staff

Preparer: TJ **Reviewer:** BW (MDA) **Date:** 1/15/25