

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

**Part I: Measure Information**

<b>Bill Request #:</b>	297	<b>Bill #:</b>	HB 18/HCS 1
<b>Document ID #:</b>	5441	<b>Sponsor:</b>	Representative John Hodgson
<b>Bill Title:</b>	AN ACT relating to planning and zoning.		

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

Office(s) Impacted:    Any involved in zoning

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**

Section 1 of HB 18 would create a new section of KRS Chapter 100 to define a density development project as any proposed residential development that includes multi-family housing or, if approved, would lead to increased fire or emergency response times for residents in the area or heightened traffic and congestion on roads accessing the development. The bill proposes any density development project proposed in a traditional single-family home zone will be treated as a zoning map amendment and would be subject to specific procedures, including approval by fiscal courts or legislative bodies.

Section 2 of HB 18 would create a new section of KRS Chapter 383, prohibiting property owners in areas with planning and zoning under KRS Chapter 100 from leasing or allowing occupancy of multi-family housing units or accessory dwelling units on lots containing a single-family home in traditional single-family home zones, unless the owner primarily resides in the single-family home on the lot.

Section 2 of HB 18 would prohibit any consolidated local government from amending its land development code to change zoning classifications in a way that increases allowable residential density—whether by increasing the number of residential units per acre or the

number of people who can reside in those units—between April 15, 2025, and April 15, 2027. However, map amendments using existing zoning classifications would remain permissible.

Section 4 declares an emergency, ensuring that the moratorium in Section 3 takes effect immediately upon passage. The bill explicitly states that this action is a continuation of a previous moratorium established by 2024 Ky. Acts ch. 181, sec. 12, preventing it from expiring.

**The fiscal impact of HB 18 is indeterminable on local government, but is likely minimal and negative.**

According to the Kentucky Association of Counties (KACo), some counties would be required to adjust their zoning regulations in response to this proposed change. While the exact number of affected counties is unknown, KACo estimates that the resulting costs would be minimal.

The Kentucky League of Cities (KLC) believes HB 18 would have no fiscal impact on Kentucky cities. KLC noted that the legislation would require residents in areas zoned for single-family homes who desire to lease accessory dwelling units on property zoned for single family homes to first request a map amendment pursuant to planning and zoning procedures in KRS Chapter 100.

Sections 3 and 4 of HB 18 would only impact Louisville, as it is presently the only consolidated local government in Kentucky. These sections would have no fiscal impact, as they extend an existing moratorium on increasing allowable residential density.

**Data Source(s):** LRC Staff; Kentucky Association of Counties; KLC

**Preparer:** AS **Reviewer:** HT (MDA) **Date:** 2/6/25