

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

Part I: Measure Information

Bill Request #:	1104	Bill #:	HB 576
Document ID #:	3583	Sponsor:	Rep. Nima Kulkarni
Bill Title:	AN ACT relating to accessory dwelling units		

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

Office(s) Impacted: Local Governments that have adopted planning and 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

HB 576 adds a new section to KRS Chapter 100 regarding accessory dwelling units, which is defined as a self-contained living unit located on the same parcel as a single-family home.

Accessory dwelling units are permitted in all residential zones without additional review or permitting, and local governments cannot impose restrictions that exceed single-family home requirements regarding parking, design, or occupancy. Local government regulations include notification of accessory dwelling unit construction, a one-time fee of up to \$250, restrictions on rental terms (minimum of 30 days), and limitations on the number of accessory dwelling units per property. This section also allows local governments to enforce regulations applicable to all dwelling units.

The fiscal impact of HB 576 on local government is likely negative. Potential administrative costs would go towards implementing regulations, processing notifications, and ensuring compliance. Local government may need to amend zoning ordinances to comply with legislation.

Data Source(s): LRC Staff

Preparer: HT **Reviewer:** TJ (MDA) **Date:** 2/19/25