

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

**Part I: Measure Information**

<b>Bill Request #:</b>	1107	<b>Bill #:</b>	HB 577
<b>Document ID #:</b>	3590	<b>Sponsor:</b>	Representative Nima Kulkarni
<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 that engage in planning or 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 577 would create a new section of KRS Chapter 100 to classify multi-unit dwellings and mixed-use developments as permitted uses in all commercial zones. The bill would define “mixed-use development” as “a development consisting of residential and nonresidential uses in which the nonresidential uses are less than fifty percent (50%) of the total square footage of the development, and are limited to the first floor of buildings that are two or more stories.” It would also define “multi-unit dwelling” as a “structure with more than two separate dwelling units each with its own entrance.”

Additionally, HB 577 would prohibit planning units from adopting or enforcing any regulation or ordinance that prohibits multi-unit dwellings or mixed-use developments in commercial zones, imposes requirements on them that are more restrictive than those placed on other uses within the zone, or requires them to have on the property or share via a parking agreement more than one off-street parking space for each unit, in addition to accessible parking spaces as required by the Americans with Disabilities Act of 1990.

**The fiscal impact of HB 577 is expected to be minimal.**

The Kentucky League of Cities (KLC) has stated that HB 577 would have no direct fiscal impact on Kentucky cities. The bill primarily affects local planning and zoning authority by mandating that multi-unit dwellings and mixed-use developments be permitted in all commercial zones and restricting local regulations and parking requirements for these developments.

Input was sought from the Kentucky Association of Counties (KACo) to prepare this mandate. If information is received from them, this mandate statement may be amended.

**Data Source(s):** LRC Staff; KLC

**Preparer:** AS **Reviewer:** JB (MDA) **Date:** 2/26/25