

Local Government Mandate Statement
Kentucky Legislative Research Commission
2026 Regular Session

Part I: Measure Information

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|------------------------|---------------------------------------|-----------------|---------------------|
| Bill Request #: | 977 | Bill #: | HB 326 |
| Document ID #: | 1730 | Sponsor: | Rep. Joshua Watkins |
| Bill Title: | AN ACT relating to residential safety | | |

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

Office(s) Impacted: Fire Departments and Housing Authorities

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 326 mandates the installation of smoke detectors in all existing single-family and multifamily residential units. Effective December 31, 2026, each dwelling or unit must have at least one working smoke detector that is either hardwired or powered by a nonremovable, tamper-proof, 10-year lithium battery.

The installation of these detectors must occur prior to any sale, lease, change of ownership, or change in tenancy. Property owners, sellers, or lessors are responsible for ensuring the detectors are functional and must provide a signed affidavit confirming compliance. This affidavit is to be given to the purchaser at closing or to the tenant before the lease begins. While failure to provide the affidavit does not invalidate the transaction, it may result in a civil penalty of up to \$500 per violation. Enforcement of this requirement falls to the State Fire Marshal or local government authorities designated by ordinance under KRS 227.320.

Additionally, licensed real estate professionals under KRS Chapter 324 are not liable for any noncompliance by property owners or sellers. The Department is tasked with creating

a standardized affidavit form in accordance with KRS Chapter 13A to facilitate compliance.

The fiscal impact of HB 326 on local governments is expected to be minimal to moderate. Costs may arise from enforcement activities, including training personnel, conducting inspections, and managing civil penalties.

Data Source(s): LRC Staff

Preparer: HT **Reviewer:** JB (MDA) **Date:** 12/18/25