

**Local Government Mandate Statement  
Kentucky Legislative Research Commission  
2026 Regular Session**

**Part I: Measure Information**

<b>Bill Request #:</b>	498	<b>Bill #:</b>	HB 474
<b>Document ID #:</b>	1200	<b>Sponsor:</b>	Rep. Nancy Tate
<b>Bill Title:</b>	AN ACT relating to residential safety		

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

Office(s) Impacted:    Local 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 474 mandates a universal safety standard for Kentucky residences, requiring that by December 31, 2026, every single-family home and multifamily unit must be equipped with at least one functional smoke detector. These devices must be either hardwired into the home’s electrical system or powered by a ten-year lithium battery, effectively phasing out the use of traditional removable 9-volt batteries as a primary power source. To ensure compliance, the bill stipulates that these detectors must be installed and functional prior to any sale, lease, or change in ownership or tenancy. The legal burden of testing and providing these units falls strictly on the property owner, seller, or lessor, who must attest to their presence and functionality through a signed affidavit delivered to the purchaser at closing or to the tenant before they move in.

The bill also defines the boundaries of legal liability and expands the scope of state-level safety guidance. It clarifies that licensed real estate professionals are not held liable for a property owner’s failure to comply with these regulations. Additionally, it directs the state fire marshal to develop and publish official recommendations regarding carbon monoxide and gas leak detectors for residences that utilize fuel-fired appliances or wood-burning

stoves. This provision aims to provide a centralized source of safety information for homeowners and landlords regarding environmental hazards beyond fire.

For local government operations, the bill introduces new mandatory reporting requirements that formalize the communication between municipal fire departments and state agencies. Local fire chiefs or high-ranking officers would be required to notify the state fire marshal of any fire-related or carbon monoxide-related injuries or fatalities. This data will be used by the state fire marshal to compile an annual report for the Kentucky Fire Commission. Administratively, this legislation ties fire safety compliance to the real estate and rental markets, requiring local authorities to integrate these statutory requirements—specifically the delivery of affidavits at the point of sale or lease—into their broader oversight of residential safety standards.

**The fiscal impact of BR 498 is indeterminable but expected to be negative.** While many departments already track this data through the National Fire Incident Reporting System (NFIRS), codifying it as a state mandate may require additional staff time for data entry, verification, and correspondence with the Kentucky Fire Commission.

Local housing authorities may face increased costs related to code enforcement and housing inspections. Because the law requires smoke detectors to be functional at every "change in tenancy" or "sale," local building and housing authorities may see a higher volume of requests for inspections or verification of the required affidavits.

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

**Preparer:** HT **Reviewer:** MS (MDA) **Date:** 2/3/26