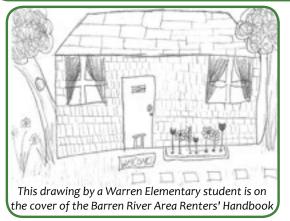
Uniform Residential Landlord Tenant Act for Safe & Healthy Homes



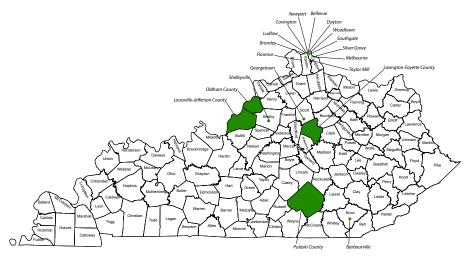
Kentuckians know the value of home.

Adopting URLTA statewide (introduced as HB368 in the 2015 Regular Session) will protect tenants and landlords across Kentucky.

The **Uniform Residential Landlord Tentant Act (URLTA)** clarifies and codifies the legal duties of landlords and tenants entering into residential lease agreements. Kentucky state law allows cities and counties to adopt it as law, and ninteen communities have, including Lexington, Louisville, Pulaski County, Oldham County, Shelbyville, Georgetown, Barbourville and several communities in Northern Kentucky.

But landlords and tenants in 116 counties are still without the protections and stability provided by URLTA.

Jurisdictions in Kentucky Where URLTA Protections Exist 4 Counties and 15 Cities



Some benefits of URLTA include:

- URLTA gives landlords and tenants the clarity they need to maintain and improve the quality of housing.
- URLTA standardizes the terms of a lease, so tenants and landlords know what to expect, regardless of where they live in Kentucky, but still gives landlords and tenants the right to amend leases.
- URLTA makes our court systems more efficient.
- URLTA balances the property rights of landlords with the health, safety, and privacy rights of tenants.
- URLTA provides legal standards for management and return of security deposits and documentation of why security deposits are not fully refunded.

Sign an online petition to support URLTA at http://www.ipetitions.com/petition/hb-368
For more information, go to www.hhck.org/healthyhomes or email kyhealthyhomes@gmail.com

Enact URLTA Statewide to Make Rental Law Equal & Fair for ALL Kentuckians!

Kentuckians know the value of home...

Health

• Healthy habits take root more easily in stable, affordable homes. Children grow strong and adults stay well, and live better.

Education

• Children in stable homes learn and achieve more in school. Home helps level the playing field.

Public Safety

• When we take pride in our home, we take more pride in our community, and make it a safer place to live.

Success

• Home is where we feel safe, and are protected and cared for, and protect and care for our lived ones. We can take on more challenges when we have a stable place to call home.

...Protect our homes with URLTA.

URLTA clarifies standard agreements & expectations for renters & landlords.

Under current law:

- renters are vulnerable to retaliatory evictions for reporting unsafe living conditions to their local code enforcement office. URLTA protects renters from retaliatory evictions.
- entry without notice is legal. **URLTA protects tenant's privacy rights by requiring a 48-hour notice for non-emergency landlord entry.**

There is strong support for URLTA!

- **Kentucky Commission on Human Rights** called for URLTA implementation statewide in a February 16, 2015 resolution.
- **Kentucky Housing Corporation** identified statewide URLTA as a priority for ending impediments to fair housing choice by in its Analysis of Impediments to Fair Housing in Kentucky 2014-2015 submitted to HUD.
- **Kentucky Youth Advocates'** 2016 Blueprint for Kentucky's Children identifies the need to "ensure safe and habitable living spaces for children and their families by adopting a statewide Uniform Residential Landlord Tenant Act (URLTA)."
- **Kentucky Housing Policy Advisory Committee** endorsed enacting URLTA statewide in an October 27, 2015 resolution.
- Through the **Healthy Homes Coalition**, community and advocacy organizations support URLTA as an important and necessary solution for access to safe and healthy housing in Kentucky.
- Healthy Homes Members include: Homeless & Housing Coalition of Kentucky; Kentuckians For The Commonwealth; Kentucky Equal Justice Center; Homeless & Housing Coalition of South Central Kentucky; Metropolitan Housing Coaliton; Housing Partnership, Inc.; Daniel Boone Community Action Agency; Fairness Campaign; Hazard-Perry County Community Ministries; Kentucky Coalition Against Domestic Violence; Coalition for the Homeless; The Fuller Center for Housing; Lifeskills, Inc.; Lexington Fair Housing Council; Hope's Wings; and the Kentucky Center for Economic Policy Join the Healthy Homes Coalition at www.hhck.org/healthyhomes