



**KENTUCKIANS FOR THE
COMMONWEALTH**

HB 510

Uniform Residential Landlord Tenant Act

General Assembly 2017

Kentuckians know the value of safe and healthy homes

URLTA makes this possible by clarifying and codifying the legal duties of landlords and tenants entering into residential lease agreements

URLTA currently exists as sections 383.505 to 383.715 of the Kentucky Revised Statutes

- » Most sections of URLTA were created in 1974.
- » Some KRS sections were repealed and reenacted in 1984.

Current law authorizes cities, counties and urban-county governments to enact the provisions of the Uniform Residential Landlord and Tenant Act as a local ordinance.

- » Only 19 local entities in four counties have done so.

House Bill 510 simply “enacts and applies” URLTA standards statewide

These standards have worked well for more than 40 years and would not change, only their application

Passing HB 510 would mean

a uniform set of standards for all landlords statewide

a uniform set of standards for all tenants statewide

the clarity needed by both landlords and tenants to maintain and improve the quality of housing

standardized lease terms so tenants and landlords know what to expect, regardless of where they live in Kentucky

a balance between the property rights of landlords with the health, safety and privacy rights of tenants

URLTA Works!

“URLTA has worked very well in Pulaski County/Somerset since approved by Fiscal Court many years ago. It has helped the district judges in processing evictions and protecting the rights of tenants. We worked with the URLTA when I was ED of the housing authority for 20 years and the process was simplified and was a fair way to reach resolution of the issues.

I do not see any downside to the URLTA . Some of the “slum lords” may object but even they have not voiced any complaints locally because they realized that in the end it is cheaper for them to have the URLTA than go to court without it. “

– Eddie Girdler
Mayor of Somerset

There is strong support for URLTA

- √ The **Kentucky Commission on Human Rights** called for a statewide URLTA in a February 2015 resolution.
- √ The **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.
- √ The **Kentucky Housing Policy Advisory Committee** endorsed enacting URLTA statewide in an October 2015 resolution.

URLTA helps Kentuckians achieve safe and healthy homes

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 loved 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 and 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 nonemergency landlord entry.**

KRS 383.505 - 383.715 deals with

Settlement of disputed claim or right

- "Good faith" obligation
- Notice
- Terms and conditions of rental agreement
- Prohibited provisions
- Separation of rents and obligations
- Security deposits
- Possession of premises
- Landlord's maintenance obligations and agreements
- Limitation of liability
- Tenant's maintenance obligations
- Tenant's use and occupancy
- Noncompliance by landlord
- Landlord's failure to deliver possession
- Remedies for noncompliance that affects health and safety
- Wrongful failure to supply essential services
- Fire or casualty damage
- Tenant's remedies for unlawful ouster, exclusion or diminution of service
- Tenant's noncompliance with rental agreement – Failure to pay rent
- Tenant's failure to maintain
- Remedies for absence, nonuse and abandonment
- Waiver of landlord's right to terminate
- Landlord's lien or security interest

Pass House Bill 510

Healthy Homes Coalition members include:

Homeless & Housing Coalition of Kentucky
Kentucky Equal Justice Center
Metropolitan Housing Coaliton
Daniel Boone Community Action Agency
Hazard-Perry County Community Ministries
Coalition for the Homeless
Lexington Fair Housing Council
Kentucky Center for Economic Policy

Kentuckians For The Commonwealth
Homeless & Housing Coalition of South Central Kentucky
Housing Partnership
Fairness Campaign
Kentucky Coalition Against Domestic Violence
The Fuller Center for Housing; Lifeskills
Hope's Wings