



**KENTUCKIANS FOR THE
COMMONWEALTH**

House Bill 550

Uniform Residential Landlord and Tenant Act

General Assembly 2018

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- » Some KRS sections were repealed and re-enacted in 1984.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 550 simply “enacts and applies” URLTA standards statewide

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

Passing HB 550 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.

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

It 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