



# HB 368: URLTA for safe & healthy homes



This drawing is by a student at Warren Elementary and is on the cover of the Barren River Area Renters' Handbook.

These community and advocacy organizations support URLTA as an important and necessary solution for access to safe and healthy housing in Kentucky:

- Homeless and Housing Coalition
- Kentuckians For The Commonwealth
- Metropolitan Housing Corporation
- Kentucky Equal Justice Center
- Kentucky Coalition Against Domestic Violence
- Hazard-Perry County Community Ministries
- Housing Partnership, Inc.
- Fairness Campaign
- Daniel Boone Community Action Agency

## **Kentuckians know the value of home.**

URLTA is an act that 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 several communities have: Lexington, Louisville, Somerset, and several communities in Northern Kentucky, for example. But landlords and tenants in 116 counties are still without the protections and stability provided by URLTA.

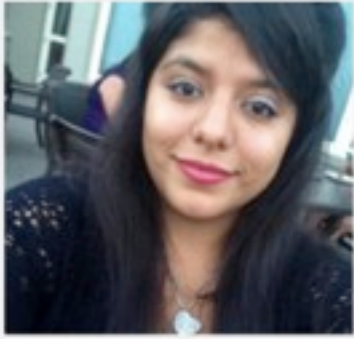
## **Adopting URLTA statewide with HB 368 would protect renters across Kentucky. Some benefits of URLTA (Uniform Residential Landlord Tenant Act) include:**

- 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.
- URLTA makes our court systems more efficient.
- URLTA balances the property rights of landlords with the health, safety, and privacy rights of tenants.

For more information, contact Jessica Hays Lucas at [jessicabreen@kftc.org](mailto:jessicabreen@kftc.org)



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I have had several horror stories with renting. Kentuckians need protections under URLTA. The property I was paying money to live in was not maintained: roaches, mold, invasions of my privacy. Many people can easily ask, "Why didn't you just leave?" with the assumption that I had the resources readily available to me in order to just leave. Kentucky citizens and landlords will benefit from URLTA and that is why I support passing a bill for URLTA to be instated statewide.  
- Jasmine Routin, Bowling Green

## **URLTA clarifies standard agreements and 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.

Under current law, entry without notice is legal. URLTA protects tenant's privacy rights by requiring a 48-hour notice for non-emergency landlord entry.

## **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 loved ones. We can take on more challenges when we have a stable place to call home.

## **...Protect our homes with URLTA.**

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