



January 11, 2021

Off and running!

This session is off and running. Much of the discussion last week was centered around legislation that would rein in the Governor's Executive power during times of emergency. A few of those bills have already passed both Chambers and will be headed to the Governor's desk for his signature (or veto).

On Friday, January 8, 2021, the Kentucky REALTORS® Legislative Quick Response Team (QRT) met for the first time in 2021. The QRT is chaired by Mike Inman and Vice-Chaired by Angi Cline. This committee is designed to be a fast-acting committee that analyzes legislation that could impact the real estate industry in Kentucky. The QRT meets every Friday while Session is in to discuss any relative bills and guide the decision process for KYR to support, oppose, or monitor those bills based upon their impact on REALTORS®, homeowners, and the health of the real estate industry.

During the QRT meeting last week, it was decided that KYR would support five bills: HB 135, HB 151, HB 172, HB 2017, and SB11.

HB 135 (Bridges, R):

This legislation would require a property to be valued at the highest and best use. Also, it would change the qualifications of taxpayer representatives who receive compensation of appealing property assessments.

HB 151 (Fischer, J):

This legislation would require county clerks to be open for reviewing and obtaining copies of recorded instruments for 40 hours a week unless they maintain a portal that allows the public to search for electronic copies of recorded instruments. It also sets a deadline for county clerks to maintain portals for the filing and searching of recorded instruments.

HB 172 (Frazier, D):

This bill comes from the Real Estate Appraiser Board. Here are a couple of things that are in this bill: require the board to employ state-certified general appraisers with at least 5 years of experience to conduct grievance investigations, eliminate the initial application fee, examination fee, duplicate certificate fee, and roster fee for non-federally related transactions. KYR supported this legislation last year as well.

HB 207 (Gooch, J):

This legislation would prohibit a local government entity from taking any legislative or executive action that has the purpose or effect of impairing a consumer's ability to use a utility service that is described in KRS 278.010 (3)(a), (b), (c) and that is provided by utility regulated by the Public Service Commission.

SB 11 (Schickel, J):

This legislation was also supported last session by our QRT. SB 11 will provide rental property owners the ability to pursue legal action against tenants who purposefully deface, destroy, or damage residential rental property. Currently, property owners have no recourse to pursue criminal charges against tenants who damage rental property.

Helpful Links

[2021 KYR Legislative Guide](#)

[KYR Legislative Updates \(Archive\)](#)

[2021 Legislative Session Calendar](#)

[Find My Legislator](#)

[House and Senate Bill Status Information](#)

Please be sure to look for KYR's Legislative Update sent weekly during this legislative session for the latest updates and information in Frankfort and how it affects your business.

KYR and the Quick Response Team will keep you up to date on issues during the 2020 Legislative Session. Please contact Richard Wilson, KYR Government Affairs Director, at rwilson@kyrealtors.com if you have questions or comments regarding KYR's legislative activity.

KYR Legislative Tracker

As of 1/8/2021

Green = Supported

Red = Opposed

HB135 PROPERTY ASSESSMENTS *(BRIDGES, RANDY)*

AN ACT relating to property assessments.

Amend KRS 132.010 to define highest and best use; amend KRS 132.191 to require property to be valued at the highest and best use; amend KRS 133.120 to change the qualifications of taxpayer representatives who receive compensation for appealing property assessments.



CURRENT STATUS

1/5/2021 - Introduced (Pre-Filed)

KYR Position: SUPPORT

[HB135 Bill Page](#) 

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HB151 RECORDED INSTRUMENTS *(FISCHER, JOSEPH M.)*

AN ACT relating to recorded instruments.

Create a new section of KRS Chapter 67 to define "recorded instrument" and "portal"; require county clerks to be open for reviewing and obtaining copies of recorded instruments for 40 hours a week unless they maintain a portal that allows the public to

search for electronic copies of recorded instruments; establish deadlines for county clerks to maintain portals for the filing and searching of recorded instruments.



CURRENT STATUS

1/5/2021 – Introduced

KYR Position: SUPPORT

[HB151 Bill Page](#)



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HB172 KENTUCKY REAL ESTATE APPRAISERS BOARD *(FRAZIER, DEANNA)*

AN ACT relating to the Kentucky Real Estate Appraisers Board.

Amend KRS 324A.015 to require the board to employ state-certified general appraisers with at least five years of experience to conduct grievance investigations; amend KRS 324A.035 to make technical corrections; amend KRS 324A.047 and 324A.050 to clarify standards; amend KRS 324A.052 to require complaints to be filed within five years after the date of transmittal of the appraisal report or review assignment or at least two years after the final disposition of any judicial proceeding that the appraiser provided testimony related to the assignment; amend KRS 324A.065 to require the initial application fee to not exceed \$200 for federally related transactions; require the annual certificate and licensure fees to not exceed \$200 for federally related transactions; establish a returned check fee of \$50 for federally related transactions; eliminate the initial application fee, examination fee, duplicate certificate fee, and roster fee for nonfederally related transactions; require the board to promulgate administrative regulations to establish and collect a prelicensure fee not to exceed \$100 and a continuing education course review fee not to exceed \$50; amend KRS 324A.150 to include a network, list, or roster of licensed or certified appraisers to the definition of "appraiser panel"; amend KRS 324A.152 to require an appraisal management company to certify that it is not partly or fully owned by an appraiser whose license has been disciplined; amend KRS 324A.154 to require the board to promulgate administrative regulations with the approval of the executive director of the Kentucky Real Estate Authority; amend KRS 324A.164 to exclude a federally defined "federally regulated appraisal management company" from the appraisal management company statutes.



CURRENT STATUS

1/5/2021 – Introduced

KYR Position: SUPPORT

[HB172 Bill Page](#)



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HB207 UTILITY SERVICE *(GOOCH JR., JIM)*

AN ACT relating to utility service.

Create a new section of KRS Chapter 65 to prohibit a local government entity from taking any legislative or executive action that has the purpose or effect of impairing a consumer's ability to use a utility service that is described in KRS 278.010(3)(a), (b), or (c) and that is provided by a utility regulated by the Public Service Commission under KRS Chapter 278 or is otherwise incorporated under KRS Chapter 279.



CURRENT STATUS

1/7/2021 – Introduced

KYR Position: SUPPORT

[HB207 Bill Page](#)



SB11 CRIMINAL DAMAGE TO RENTAL PROPERTY *(SCHICKEL, JOHN)*

AN ACT relating to criminal damage to rental property.

Amend KRS 512.010 to define "lease or rental agreement", "residential rental property", and "tenant"; amend KRS 512.020, 512.030, and 512.040 to specifically include damage to residential rental property in the crime of criminal mischief.



CURRENT STATUS

1/5/2021 - (S) Referred to Committee Senate Licensing, Occupations, & Administrative Regulations (S)

KYR Position: SUPPORT

[SB11 Bill Page](#)

