



2021 End of Session Report

CAI's Kentucky Legislative Action Committee (KY LAC) was busy this session. The 10-member committee volunteered many hours to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. More than 1,200 bills were introduced, and almost 400 bills were enacted. The LAC reviewed 7 bills that directly or indirectly impacted community associations, the LAC's main initiative, SB 121, did not pass in 2021, but will likely be reintroduced in 2022.

SB 5: COVID-19 Limited Liability: This legislation was introduced to provide liability protection from COVID-19 related claims or causes of action for owners of premises during a declared emergency by refining the immunity of the state, private persons, volunteers, professional engineers and architects, and persons providing essential services during the emergency. Nonprofit entities are covered under this statute, providing community associations with these protections. This bill is retroactive to any claims dating back to March 6, 2020 to the beginning of the pandemic.

Status: PASSED

SB 121: Residential Communities. The Kentucky LAC re-introduced this legislation in 2021 which would have defined and regulated the governance of planned communities within Kentucky, including but not limited to, establishing administrative standards for planned communities, providing standards for declaration for planned communities, indicating that planned communities shall have a declaration accompanied by bylaws that include specific provisions, etc.

Status: FAILED

Kentucky Contact Information

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Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and by Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the KY LAC. Please visit www.caionline.org/lacdonate/ and donate to "Kentucky" to support our continued efforts.

For more information visit www.caionline.org/KYLAC.