

# 2024 Legislative Session Report



## 2024 CAI Kentucky Legislative Session Report

The CAI Kentucky Chapter Legislative Action Committee (LAC) actively advocated on behalf of the approximately [270,000 Kentuckians living in 110,000 homes in 2,350 community associations across the Bluegrass State](#) during the 2024 state legislative session. Kentucky's legislative session began on January 2 and adjourned April 15, 2024. Below are highlights from the 2024 Kentucky General Assembly:

### [HB 472 AN ACT relating to planned communities](#)

This bill was the primary focus for the 2024 Legislative Session for the CAI Kentucky LAC. This bill creates a process by which a municipality may seek to have a receiver appointed via the courts should an association fail to maintain certain key infrastructure, such as storm water retention areas, and after the period of receivership, require that the association reimburse the municipality for reasonable costs and services. The LAC negotiated in good faith with stakeholders to try to create a better bill, and was able to successfully get a provision removed that was added in the House which would have nullified the Planned Community Act's applicability to existing communities. LAC members worked with lawmakers in advance of the bill's hearing in the Senate to remove the aforementioned provision, and went to Frankfort to assist in getting a less negatively impactful bill through committee.

The LAC will be focusing next year's advocacy efforts on introducing cleanup legislation which would address the numerous lingering issues from HB 472, and better protect homeowners living in community associations.

**Status: PASSED. Effective July 12, 2024.**

### [HB 673 AN ACT relating to the displaying of flags on personal property](#)

This bill would have prohibited a planned community association from preventing homeowners from placing a flagpole displaying any version of the American flag, historic versions of the American Flag including the Betsy Ross Flag, or the Kentucky state flag on their property. The bill also contains language which would establish a penalty of between \$100 and \$500 for violations. The LAC, while supportive of the intent of the bill, was nonetheless concerned about the lack of language allowing for community associations to create reasonable rules and regulations concerning the size and placement of flags and flagpoles, as well as the penalty language in the bill.

**Status: DIED in Committee.**

### [SB 375 AN ACT relating to property](#)

This bill would have defined short-term rentals as not being a commercial use of property for the purposes of deed restrictions and covenants. It states that unless a community association specifically prohibits a short-term rental, then the rental should be allowed. The LAC was **opposed** to this bill, as it believes that the issue of short-term rental regulation should remain with community associations, consistent with the ruling of *Hensley v Gadd*, which clarified short-term rentals as a commercial use and upheld the right of community associations to restrict or prohibit the use of residential units for commercial purposes.

**Status:** **DIED in Committee.**

## GET INVOLVED IN CAI KENTUCKY ADVOCACY EFFORTS!

### Track KY Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

### Support and Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Kentucky. To support their efforts, visit [caionline.org/lacdonate](http://caionline.org/lacdonate) and select "Kentucky."

### Help Shape Future Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

### CAI KY LAC and Chapter Contact Information:

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