

Support Enacting URLTA Statewide to Make Rental Law Equal & Fair for ALL Kentuckians

***Please ask your state legislators to support this fair and
common sense reform in the 2016 Regular Session!***

Adopting the Uniform Residential Landlord Tenant Act (URLTA) statewide (introduced as HB368 in the 2015 Regular Session) will protect tenants and landlords across Kentucky.

URLTA 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 nineteen communities have, including Lexington, Louisville, Pulaski County, Oldham County, Shelbyville, Georgetown, Barbourville and several communities in Northern Kentucky.

But URLTA is only law in less than 4% of the state! Landlords and tenants in 116 counties are still without the protections and stability provided by URLTA. If you live in a community where URLTA is not in effect, click here to read the [*Barren River Area Renters' Handbook: Protecting Yourself and Your Family When the Laws Don't.*](#)

Some benefits of URLTA 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, but still gives landlords and tenants the right to amend leases.
- URLTA makes our court systems more efficient.
- URLTA balances the property rights of landlords with the health, safety, and privacy rights of tenants.
- URLTA provides legal standards for management and return of security deposits and documentation of why security deposits are not fully refunded.
- URLTA protects renters from retaliatory evictions. Under current law renters are vulnerable to retaliatory evictions for reporting unsafe living conditions to their local code enforcement office.

There is strong support for URLTA

- **Kentucky Youth Advocates'** [*2016 Blueprint for Kentucky's Children*](#) identifies the need to "ensure safe and habitable living spaces for children and their families by adopting a statewide Uniform Residential Landlord Tenant Act (URLTA)."
- **Kentucky Commission on Human Rights** called for URLTA implementation statewide in a February 16, 2015 resolution.
- **Kentucky Housing Corporation** identified statewide URLTA as a priority for ending impediments to fair housing choice by in its *Analysis of Impediments to Fair Housing in Kentucky 2014-2015* submitted to HUD
- Through the [**Healthy Homes Coalition**](#), community and advocacy organizations support URLTA as an important and necessary solution for access to safe and healthy housing in Kentucky.
- Healthy Homes Members include: Homeless & Housing Coalition of Kentucky; Kentuckians For The Commonwealth; Kentucky Equal Justice Center; Homeless & Housing Coalition of South Central Kentucky; Metropolitan Housing Coalition; Housing Partnership, Inc.; Daniel Boone Community Action Agency; Fairness Campaign; Hazard-Perry County Community Ministries; Kentucky Coalition Against Domestic Violence; Coalition for the Homeless; The Fuller Center for Housing; Lifeskills, Inc.; Lexington Fair Housing Council; Hope's Wings; and the Kentucky Center for Economic Policy.

Organizations: Join the Healthy Homes Coalition to support URLTA at http://hhck.org/healthy_homes

Individuals: [Sign an Online Petition in Support of URLTA Legislation](#)