

Kentucky

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Kentucky. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 15 categories

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1. ACCESS & ENTRY

- 1. Landlord Entry Rights (KRS 383.615)
■ Legal Reference: [KRS 383.615](#) (click to view statute)
- 2. Entry Notice Requirements (KRS 383.615)
■ Legal Reference: [KRS 383.615](#) (click to view statute)
- 3. Emergency Entry (KRS 383.615)
■ Legal Reference: [KRS 383.615](#) (click to view statute)
- 4. Entry for Showings (KRS 383.615)
■ Legal Reference: [KRS 383.615](#) (click to view statute)
- 5. Entry for Repairs (KRS 383.615)
■ Legal Reference: [KRS 383.615](#) (click to view statute)
- 6. Tenant Privacy Rights (KRS 383.615, KRS 383.700)
■ Legal Reference: [KRS 383.615, KRS 383.700](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- 1. Lease Formation & Disclosures (KRS 383.585)
■ Legal Reference: [KRS 383.585](#) (click to view statute)
- 2. Written Lease Requirements (KRS 383.565)
■ Legal Reference: [KRS 383.565](#) (click to view statute)
- 3. Lease Language Requirements (KRS 383.570)
■ Legal Reference: [KRS 383.570](#) (click to view statute)
- 4. Lease Addendums (Various KRS 383 sections)
■ Legal Reference: [Various KRS 383 sections](#) (click to view statute)
- 5. Lease Renewal (KRS 383.695)
■ Legal Reference: [KRS 383.695](#) (click to view statute)
- 6. Lease Termination (KRS 383.695)
■ Legal Reference: [KRS 383.695](#) (click to view statute)

● 7. Early Termination (KRS 383.650, 383.300)

■ Legal Reference: [KRS 383.650, 383.300](#) (click to view statute)

3. EVICTION & TERMINATION

● 1. Notice to Quit for Nonpayment (KRS 383.660(2))

■ Legal Reference: [KRS 383.660\(2\)](#) (click to view statute)

● 2. Notice for Lease Violations (KRS 383.660(1))

■ Legal Reference: [KRS 383.660\(1\)](#) (click to view statute)

● 3. Notice for No-Cause (KRS 383.695)

■ Legal Reference: [KRS 383.695](#) (click to view statute)

● 4. Eviction Procedures (KRS 383.200-383.285 (Forcible Entry and Detainer))

■ Legal Reference: [KRS 383.200-383.285 \(Forcible Entry and Detainer\)](#) (click to view statute)

● 5. Self-Help Eviction Prohibitions (KRS 383.655)

■ Legal Reference: [KRS 383.655](#) (click to view statute)

● 6. Tenant Defenses (KRS 383.645, KRS 383.705)

■ Legal Reference: [KRS 383.645, KRS 383.705](#) (click to view statute)

● 7. Expedited Evictions (No specific Kentucky statute for expedited evictions)

■ Legal Reference: [No specific Kentucky statute for expedited evictions](#) (click to view statute)

● 8. Post-Eviction (KRS 383.670, KRS 383.685)

■ Legal Reference: [KRS 383.670, KRS 383.685](#) (click to view statute)

● 9. Eviction Records (No Kentucky statute on sealing/expungement)

■ Legal Reference: [No Kentucky statute on sealing/expungement](#) (click to view statute)

4. FAIR HOUSING & DISCRIMINATION

● 1. Protected Classes (Federal Fair Housing Act (42 USC 3604), KRS 344)

■ Legal Reference: [Federal Fair Housing Act \(42 USC 3604\), KRS 344](#) (click to view statute)

● 2. Reasonable Accommodations (Federal FHA, KRS 344.367)

■ *Legal Reference:* [Federal FHA, KRS 344.367](#) (click to view statute)

● **3. Familial Status (Federal FHA (42 USC 3604))**

■ *Legal Reference:* [Federal FHA \(42 USC 3604\)](#) (click to view statute)

● **4. Source of Income (No Kentucky statute)**

■ *Legal Reference:* [No Kentucky statute](#) (click to view statute)

● **5. Criminal History (No specific Kentucky statute, HUD guidance)**

■ *Legal Reference:* [No specific Kentucky statute, HUD guidance](#) (click to view statute)

● **6. Immigration Status (Federal Fair Housing Act)**

■ *Legal Reference:* [Federal Fair Housing Act](#) (click to view statute)

5. FINANCIAL TERMS

● **1. Rent Amount & Payment (KRS 383.565(2))**

■ *Legal Reference:* [KRS 383.565\(2\)](#) (click to view statute)

● **2. Rent Increases (KRS 65.875, KRS 383.565)**

■ *Legal Reference:* [KRS 65.875, KRS 383.565](#) (click to view statute)

● **3. Late Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **4. NSF/Bounced Check Fees (KRS 514.040(4)(b))**

■ *Legal Reference:* [KRS 514.040\(4\)\(b\)](#) (click to view statute)

● **5. Application Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **6. Move-In Fees (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **7. Pet Fees & Deposits (No specific statute, KRS 383.085 (assistance animals))**

■ *Legal Reference:* [No specific statute, KRS 383.085 \(assistance animals\)](#) (click to view statute)

● **8. Utilities (KRS 383.595, KRS 383.640)**

■ *Legal Reference:* [KRS 383.595, KRS 383.640](#) (click to view statute)

6. LOCAL ORDINANCES

- 1. City-Specific Requirements (Various local ordinances)
■ Legal Reference: [Various local ordinances](#) (click to view statute)
- 2. HOA Rules (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 3. Condo Association Rules (KRS 381.805-381.910 (Condominium Act))
■ Legal Reference: [KRS 381.805-381.910 \(Condominium Act\)](#) (click to view statute)
- 4. Zoning Compliance (Local zoning ordinances)
■ Legal Reference: [Local zoning ordinances](#) (click to view statute)

7. PET POLICIES

- 1. Pet Permissions (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 2. Pet Deposits & Fees (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 3. Pet Rent (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 4. Breed Restrictions (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 5. Service Animals (KRS 383.085, Federal ADA/FHA)
■ Legal Reference: [KRS 383.085, Federal ADA/FHA](#) (click to view statute)
- 6. Emotional Support Animals (Federal FHA, KRS 383.085)
■ Legal Reference: [Federal FHA, KRS 383.085](#) (click to view statute)
- 7. Pet Addendums (No specific statute)
■ Legal Reference: [No specific statute](#) (click to view statute)
- 8. Pet Damage Liability (General property damage rules (KRS 383.580))

■ *Legal Reference:* [General property damage rules \(KRS 383.580\)](#) (click to view statute)

8. PROPERTY CONDITIONS

● **1. Habitability Standards (KRS 383.595)**

■ *Legal Reference:* [KRS 383.595](#) (click to view statute)

● **2. Essential Services (KRS 383.595, KRS 383.640)**

■ *Legal Reference:* [KRS 383.595, KRS 383.640](#) (click to view statute)

● **3. Repair & Maintenance (KRS 383.595)**

■ *Legal Reference:* [KRS 383.595](#) (click to view statute)

● **4. Repair & Deduct (KRS 383.640)**

■ *Legal Reference:* [KRS 383.640](#) (click to view statute)

● **5. Constructive Eviction (KRS 383.625, KRS 383.650)**

■ *Legal Reference:* [KRS 383.625, KRS 383.650](#) (click to view statute)

● **6. Mold & Environmental Hazards (KRS 383.595 (general habitability))**

■ *Legal Reference:* [KRS 383.595 \(general habitability\)](#) (click to view statute)

● **7. Bed Bugs (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **8. Lead-Based Paint (Federal law (42 USC 4852d))**

■ *Legal Reference:* [Federal law \(42 USC 4852d\)](#) (click to view statute)

● **9. Asbestos Disclosure (No specific Kentucky statute)**

■ *Legal Reference:* [No specific Kentucky statute](#) (click to view statute)

● **10. Radon Disclosure (No specific Kentucky statute)**

■ *Legal Reference:* [No specific Kentucky statute](#) (click to view statute)

● **11. Smoke & Carbon Monoxide Detectors (KRS 227.330 (smoke detectors))**

■ *Legal Reference:* [KRS 227.330 \(smoke detectors\)](#) (click to view statute)

9. PROPERTY MANAGEMENT SPECIFIC

- 1. Licensing Requirements (KRS Chapter 324, KAR 201 Chapter 11)

■ Legal Reference: [KRS Chapter 324, KAR 201 Chapter 11](#) (click to view statute)

- 2. Trust Account Requirements (KAR 201 11:121)

■ Legal Reference: [KAR 201 11:121](#) (click to view statute)

- 3. Property Manager Disclosure (KRS 383.585)

■ Legal Reference: [KRS 383.585](#) (click to view statute)

- 4. Owner Disclosure (KRS 383.585)

■ Legal Reference: [KRS 383.585](#) (click to view statute)

- 5. Change of Ownership (General contract law, KRS 383.585)

■ Legal Reference: [General contract law, KRS 383.585](#) (click to view statute)

- 6. Property Registration (Local ordinances vary)

■ Legal Reference: [Local ordinances vary](#) (click to view statute)

- 7. Inspection Requirements (Local ordinances vary)

■ Legal Reference: [Local ordinances vary](#) (click to view statute)

10. REPORTING & DOCUMENTATION

- 1. Record Retention (KAR 201 11:121 (for licensed property managers))

■ Legal Reference: [KAR 201 11:121 \(for licensed property managers\)](#) (click to view statute)

- 2. Rent Payment Records (General business practice)

■ Legal Reference: [General business practice](#) (click to view statute)

- 3. Maintenance Logs (General business practice, KRS 383.595 (repairs))

■ Legal Reference: [General business practice, KRS 383.595 \(repairs\)](#) (click to view statute)

- 4. Inspection Reports (KRS 383.580 (move-in/move-out))

■ Legal Reference: [KRS 383.580 \(move-in/move-out\)](#) (click to view statute)

- 5. Lead Registry (Federal requirement (42 USC 4852d))

■ Legal Reference: [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

- **6. Bedbug Registry (No Kentucky requirement)**

- *Legal Reference:* [No Kentucky requirement](#) (click to view statute)

11. RETALIATION & HARASSMENT

- **1. Anti-Retaliation (KRS 383.705)**

- *Legal Reference:* [KRS 383.705](#) (click to view statute)

- **2. Harassment Prohibitions (KRS 383.655, KRS 383.700)**

- *Legal Reference:* [KRS 383.655](#), [KRS 383.700](#) (click to view statute)

- **3. Privacy Violations (KRS 383.615, KRS 383.700)**

- *Legal Reference:* [KRS 383.615](#), [KRS 383.700](#) (click to view statute)

12. SECURITY DEPOSITS

- **1. Security Deposit Limits (KRS 383.580)**

- *Legal Reference:* [KRS 383.580](#) (click to view statute)

- **2. Security Deposit Storage (KRS 383.580(1))**

- *Legal Reference:* [KRS 383.580\(1\)](#) (click to view statute)

- **3. Security Deposit Return (KRS 383.580(6))**

- *Legal Reference:* [KRS 383.580\(6\)](#) (click to view statute)

- **4. Allowable Deductions (KRS 383.580)**

- *Legal Reference:* [KRS 383.580](#) (click to view statute)

- **5. Itemization Requirements (KRS 383.580(5))**

- *Legal Reference:* [KRS 383.580\(5\)](#) (click to view statute)

- **6. Penalties for Wrongful Withholding (KRS 383.580)**

- *Legal Reference:* [KRS 383.580](#) (click to view statute)

- **7. Walk-Through Inspections (KRS 383.580(2-3))**

- *Legal Reference:* [KRS 383.580\(2-3\)](#) (click to view statute)

13. SPECIAL PROPERTY TYPES

- 1. Mobile Homes (KRS 383.535(1)(h) - URLTA excludes certain mobile home parks)
■ Legal Reference: [KRS 383.535\(1\)\(h\) - URLTA excludes certain mobile home parks \(click to view statute\)](#)
- 2. Subsidized Housing (Federal HUD regulations, KRS 383 (where adopted))
■ Legal Reference: [Federal HUD regulations, KRS 383 \(where adopted\) \(click to view statute\)](#)
- 3. Student Housing (No specific statute)
■ Legal Reference: [No specific statute \(click to view statute\)](#)
- 4. Senior Housing (Federal Fair Housing Act (55+ housing exemption))
■ Legal Reference: [Federal Fair Housing Act \(55+ housing exemption\) \(click to view statute\)](#)
- 5. Short-Term Rentals (No specific state statute, check local ordinances)
■ Legal Reference: [No specific state statute, check local ordinances \(click to view statute\)](#)
- 6. Commercial Property (KRS 383.535 - URLTA excludes commercial property)
■ Legal Reference: [KRS 383.535 - URLTA excludes commercial property \(click to view statute\)](#)

14. SPECIAL SITUATIONS

- 1. Domestic Violence (KRS 383.300)
■ Legal Reference: [KRS 383.300 \(click to view statute\)](#)
- 2. Military Service (SCRA) (Federal Servicemembers Civil Relief Act (50 USC 3901))
■ Legal Reference: [Federal Servicemembers Civil Relief Act \(50 USC 3901\) \(click to view statute\)](#)
- 3. Death of Tenant (No specific statute)
■ Legal Reference: [No specific statute \(click to view statute\)](#)
- 4. Foreclosure (Federal Protecting Tenants at Foreclosure Act)
■ Legal Reference: [Federal Protecting Tenants at Foreclosure Act \(click to view statute\)](#)
- 5. Condemnation (KRS 383.650 (similar principles))
■ Legal Reference: [KRS 383.650 \(similar principles\) \(click to view statute\)](#)
- 6. Disaster/Casualty Loss (KRS 383.650)
■ Legal Reference: [KRS 383.650 \(click to view statute\)](#)

● 7. Bankruptcy (Federal Bankruptcy Code (11 USC))

■ Legal Reference: [Federal Bankruptcy Code \(11 USC\)](#) (click to view statute)

15. TENANT RIGHTS

● 1. Quiet Enjoyment (KRS 383.590, KRS 383.615)

■ Legal Reference: [KRS 383.590, KRS 383.615](#) (click to view statute)

● 2. Guest Policies (KRS 383.620)

■ Legal Reference: [KRS 383.620](#) (click to view statute)

● 3. Subletting & Assignment (KRS 383.620)

■ Legal Reference: [KRS 383.620](#) (click to view statute)

● 4. Lease Transfer (General contract law)

■ Legal Reference: [General contract law](#) (click to view statute)

● 5. Tenant Organizing (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 6. Complaint Rights (KRS 383.705 (retaliation))

■ Legal Reference: [KRS 383.705 \(retaliation\)](#) (click to view statute)

● 7. Withholding Rent (KRS 383.640)

■ Legal Reference: [KRS 383.640](#) (click to view statute)

● 8. Breaking Lease Protections (KRS 383.300 (domestic violence), Federal SCRA (military))

■ Legal Reference: [KRS 383.300 \(domestic violence\), Federal SCRA \(military\)](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

For the most current information, always consult official state sources.

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