



Make Homes Healthier for Children and Families With a Uniform Residential Landlord and Tenant Act

Kentucky kids and their families need healthy, safe, and habitable living spaces. In Kentucky, two out of three renters live in communities with little or no safeguards for habitable and safe housing because their community has not adopted the Uniform Residential Landlord and Tenant Act (URLTA).

URLTA benefits families, those in the military, and responsible landlords:

Ensure safe and healthy homes for families

URLTA requires rental housing to have adequate plumbing, heating, ventilation, and sewage and habitable and safe living areas and common areas. URLTA protects tenants from unexpected evictions or utilities shut off and increases housing stability by ensuring a standardized process for landlords to follow when health and safety issues are reported.

Provide protections for military families

URLTA protections are inconsistent or absent in communities surrounding Fort Knox and Fort Campbell. The Fort Knox Legal Assistance Office alerts troops and their families, who may be accustomed to greater renter protections in other states, about the lack of standard protections for renters in Kentucky.

Offer protections to responsible landlords

Landlords are protected under URLTA by defining tenant responsibilities regarding maintenance, rent payment, and safety. It standardizes the eviction process and gives landlords the right to collect for damages and to take legal action if the tenant refuses to move out after receiving the required notice.

Blueprint for Kentucky's Children Solution:

Promote safe and healthy homes for families and protect landlords through the Uniform Residential Landlord Tenant Act (URLTA).

