

1 AN ACT relating to application fees for the rental of residential real property.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 383 IS CREATED TO
4 READ AS FOLLOWS:

- 5 (1) As used in this section, "application fee" means any nonrefundable payment of
6 money charged by a landlord or his or her agent to an applicant for the purposes
7 of purchasing a consumer credit report and validating, reviewing, or otherwise
8 processing an application for the rent or lease of residential rental property.
- 9 (2) A landlord or his or her agent shall disclose in writing to an applicant the
10 number of available rental units prior to collecting an application fee.
- 11 (3) A landlord or his or her agent shall not charge an applicant an application fee if
12 the landlord or his or her agent knows or should have known that no rental unit
13 is available at that time or will be available within a reasonable period.
- 14 (4) If an application fee is collected in violation of this section, the landlord or his or
15 her agent shall, upon request of the applicant, issue a refund of the application
16 fee.