

## House Clerk

...House Bill 18, an Act relating to the rights of property owners and declaring an emergency, representative Dotson.

## Speaker of the House David Osborne

Gentleman from McCracken (Majority Floor Leader, Steven Rudy)

## Rep. Steven Rudy, D-34, McCracken-part

Mr. Speaker, I yield to the gentleman from Clark 73 for explanation of the bill and motion thereon.

## Speaker of the House David Osborne

Chair recognizes the gentleman from Clark for explanation of the Bill and a motion thereon.

## Rep. Ryan Dotson, D-73, Clark Co., Fayette-part

Thank you, Mr. Speaker.

Today, House Bill 18 is basically a property rights bill, and I bring before this body the opportunity to stop the blatant overreach of the local government in Fayette County and **currently taking place in Jefferson County--** that's being considered in Fayette-- **that the civil reach of local government is forcing individual property owners to take Section 8** (*emphasis-ed*) vouchers, and other government housing.

And it disallows property owners the ability to vet properly the prospective tenants, such as-- many times when they're on an application, they want to know what prior landlords they've had, so they can just reference those to see what kind of condition they've left prior places they've lived.

They sometimes ask for sources of income to make sure that they have enough money that's coming in to afford that particular piece of property; credit checks, or whatever else the landlord may deem necessary to determine if someone qualifies for that property.

Property ownership is a basic tenant of capitalism, and protecting those rights is vital to every one of us.

I'm all about local control. My voting record reflects that. You can go back-- I'm a proponent of local control, but this is where we as a body should draw a line in the sand, because this is not truly a local control issue. It is a property rights issue and it's something that I've taken on because my-- it involves my constituents.

And it involves citizens all around the Commonwealth of Kentucky.

Property ownership is a basic tenant of capitalism that we should protect. No one should be forced to do the business with government.

As a landlord for many years --and I don't have as many properties as I used to-- but I had a portion of my portfolio where I took Section 8 housing for many years, had no problem with it, because my investment warranted that I could accept Section 8 housing. But then I had many other properties that I couldn't because of my investment and that ability should not be taken away from an individual business owner when it comes to their personal property rights.

So this section that I'm talking about would disallow local governments.

***A city, county, charter county government, urban-county government, consolidated local government, or unified local government shall not adopt or enforce an ordinance or regulation that prohibits any owner, lessee, sublessee, assignee, managing agent, or other person having the authority to lease, sublease, or rent a housing accommodation from refusing to lease or rent the housing accommodation to any person when the person's lawful source of income to pay rent includes funding from a federal housing assistance program.***

Now the government wants us to always be transparent with them. You can't go to court, swear under oath and lie and get away with it. You're to be transparent. You got to be transparent with the IRS.

If you're not there are repercussions. But now what these local governments are saying-- they don't have to disclose income to their own citizens, so, shouldn't we, as citizens, be able to determine-- with the proper information, if someone is eligible for a property?

Section 2 of this bill just simply reads that a property owner should not be financially responsible when a tenant, who's leasing that property-- when EMS, first responder of any kind-- is called-- ambulance service-- that they are not responsible-- the property owners should not be responsible for that bill, but in many communities now-- -and I know some of you have not heard this-- but there are some communities that put that financial burden back on the property owner, and bill the property owner rather than the tenant.

Now if it's a tenant issue, that needs to be assigned to the tenant. It doesn't take away from the fact-- if there is a house fire and it's caused by wiring-- that, again, lies on the landlord itself. It doesn't take away his responsibilities, but if a first responder of any kind is called and it's due to the tenant's fault, then that liability should be on that tenant.

So, if there be no further questions, I move for passage of House Bill 18.