



## 2025 CAI Kentucky Legislative Session Report

The CAI Kentucky Chapter Legislative Action Committee (LAC) actively advocated on behalf of the approximately [274,000 Kentuckians living in 111,200 homes in nearly 3,000 community associations across the state](#) during the 2025 state legislative session. Kentucky's legislative session began on January 7 and adjourned March 28, 2025. Below are highlights from the 2025 Kentucky General Assembly:

### **HB 27 - AN ACT RELATING TO PLANNED COMMUNITIES**

This bill makes the Planned Community Act's existing provision on political signs applicable to all associations rather than only associations created after the enactment of the Planned Community Act. Under this bill, political signs are allowed no earlier than 30 days before any special, primary, or regular election and no later than 7 days after that election unless otherwise allowed by a local ordinance. Governing documents may include reasonable rules and regulations regarding the placement, size, and manner of display of political yard signs.

After careful consideration, the LAC decided not to take an active stance on House Bill 27 because the bill was likely to pass and they did not wish to create unnecessary conflicts with government officials on this matter. Focus remains on fostering positive relationships and collaborating with lawmakers to address issues that significantly impact Kentucky communities.

The passage of HB 27 presents an opportunity to leverage this legislative success and retroactively pass other important legislation that benefits our community associations. By maintaining a cooperative approach, we aim to build on this momentum and continue advocating for policies that support the interests of CAI members in Kentucky.

**Status: PASSED. Effective June 26, 2025.**

### **HB 222 AN ACT RELATING TO PLANNED COMMUNITIES.**

Similarly to HB 27, this bill makes the Planned Community Act's existing provision on political signs applicable to all associations in the state and adds specific language to allow for the placement of signs up to 7 days after a primary or special election.

**Status: DIED in Committee.**

### **SB 185 AN ACT relating to automated license plate readers.**

The Kentucky LAC [monitored](#) this bill due to its potential to directly impact the operations of community associations. This bill would have required associations to adopt a written policy regarding the use of automated license plate readers that addresses oversight, training, rules for access, retention for up to 30 days (longer if needed for a criminal investigation) and audits every 90 days.

**Status: DIED in Committee.**

### **[NOT A CAI MEMBER? BECOME A MEMBER TODAY!](#)**

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

[Join today!](#)

### **GET INVOLVED IN CAI KENTUCKY ADVOCACY EFFORTS!**

#### **Track KY Legislation**

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

#### **Support and Donate Today**

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Kentucky. To support their efforts, visit [caionline.org/lacdonate](http://caionline.org/lacdonate) and select “Kentucky.”

#### **Help Shape Future Legislation**

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

#### **CAI KY LAC and Chapter Contact Information:**

[CAI Kentucky Legislative Action Committee](#) - (888) 224-4321

[CAI Kentucky Chapter](#) - (502) 861-5100