



The CAI Kentucky 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 2026 state legislative session.

Legislative Overview

Kentucky’s legislative session began on January 6 and adjourned April 16, 2026. Below are highlights from the 2026 Kentucky General Assembly. The 2026 legislative session in Kentucky was relatively quiet with regards to community association bills. KY LAC tracked 13 pieces of legislation this session.

2026 Key Bills of Interest to Community Associations in Kentucky:

Below is a brief overview of highlights from the 2026 Kentucky Legislative Session:

CAI MONITORED THE BELOW BILL

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

[SB 233 AN ACT relating to property owner associations.](#)

This bill exempts both planned communities and condominiums from the audit and document retention requirements listed in the Condominium Act and the Planned Community Act, so long as they have 14 or fewer units. For context, condominiums built after 2012 and planned communities built after 2023 must have financial reports prepared annually, with statutory requirements of these reports varying based on the level of revenue from assessments.

KY LAC monitored this bill because, in speaking with the bill’s sponsor, it became clear that the legislation was intended to be a part of broader conversations around the impact of certain Planned Community Act and Condominium Act requirements on smaller associations. A challenge that KY LAC will continue to work with legislators on is how to identify a small association, as unit numbers alone do not tell the full story of an association.

Status: DIED in House.

Get Involved in CAI's Kentucky Advocacy Work through Your Local Chapter!

In addition to strong and effective advocacy work in Frankfort, CAI's Kentucky Chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Indiana thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

Find your local chapter at <https://www.caionline.org/find-a-chapter/>.

<p>Track KY Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>CAI KY Legislative Resources and Contact Information CAI Kentucky Legislative Action Committee - (888) 224-4321 CAI Kentucky Chapter - (502) 861-5100</p>
<p>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. Learn More & Donate Today by Selecting "Kentucky."</p>	
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