

URLTA and Landlords

HOW THE UNIFORM RESIDENTIAL LANDLORD AND TENANT ACT CAN HELP YOU



URLTA is an act that outlines the legal duties of landlords and tenants entering into residential lease agreements. Kentucky state law allows cities and counties to adopt it as law.

“When the law is not clear, it makes a hard situation for everyone. URLTA is great because it clearly lays out the responsibilities of both tenants and landlords without favoring either side. It offers landlords some very important protections and safeguards.” -Stephen L. Marshall, Attorney
Greater Lexington Apartment Association

URLTA defines tenant responsibilities. Under the act tenants must pay on time, maintain the unit, adhere to health, safety, and behavioral guidelines. Tenants are also financially responsible for unit damages.

URLTA saves landlords time and money. The act defines parameters for safely and legally managing units. It permits new lease terms and rules to be created after tenant has moved in, provided they are fair and equally applied. Unless tenants follow very specific steps, they cannot withhold rent for any reason. Finally, the act's legally binding language makes lease writing easy!

Under URLTA, the eviction process is quick and legally defensible. It allows landlords to evict tenants for non-compliance of lease terms 14 days after written notice is sent (if the tenant does not remedy the situation) and 7 days after written notice for non-payment of rent. It outlines legally defensible guidelines for landlords to follow during the eviction process, providing protection against tenant lawsuits. It permits a landlord to choose not to renew a rental contract even if the tenant has performed all required responsibilities and provides landlords with legal means enter a tenant's apartment under certain circumstances.

URLTA provides landlords several ways to seek damages. A landlord can recover all rent owed, rent

URLTA in Kentucky
19 Kentucky communities, including Somerset, Lexington and Barbourville, have adopted URLTA as local law.

lost through the end of the lease term and reasonable attorney's fees if a tenant violates lease terms or willfully breaches the lease. The act outlines steps to legally retain tenant safety deposits for damages or rent owed as well.



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For more information about adopting URLTA in Bowling Green, contact ????.

