

383.610 Rules and regulations.

- (1) A landlord, from time to time, may adopt a rule or regulation, however described, concerning the tenant's use and occupancy of the premises. It is enforceable against the tenant only if:
 - (a) Its purpose is to promote the convenience, safety, or welfare of the tenants in the premises, preserve the landlord's property from abusive use, or make a fair distribution of services and facilities held out for the tenants generally;
 - (b) It is reasonably related to the purpose for which it is adopted;
 - (c) It applies to all tenants in the premises in a fair manner;
 - (d) It is sufficiently explicit in its prohibition, direction, or limitation of the tenant's conduct to fairly inform him of what he must or must not do to comply;
 - (e) It is not for the purpose of evading the obligations of the landlord; and
 - (f) The tenant has notice of it at the time he enters into the rental agreement, or when it is adopted.
- (2) If a rule or regulation is adopted after the tenant enters into the rental agreement that works a substantial modification of his bargain it is not valid unless the tenant consents to it in writing.

Effective: July 13, 1984

History: Repealed and reenacted 1984 Ky. Acts ch. 176, sec. 22, effective July 13, 1984. -- Created 1974 Ky. Acts ch. 378, sec. 23.