

**383.180 Conveyance of greater estate than owned, and assignment of tenancy --  
Effect.**

- (1) A conveyance made by a tenant for years, purporting to grant a greater estate than he has, shall not work a forfeiture of his estate, but shall pass to the grantee all the estate which the tenant could lawfully convey.
- (2) Unless the landlord consents thereto in writing, every assignment, or transfer of his term or interests in the premises, or any portion thereof, by a tenant at will or by sufferance, or one who has a term less than two (2) years, shall operate as a forfeiture to the landlord. The landlord, after having given the occupant ten (10) days' written notice to quit, may reenter and take possession, or may, by writ of forcible entry or detainer, or the proper procedure, recover possession of the premises from any occupant.

**Effective:** October 1, 1942

**History:** Recodified 1942 Ky. Acts ch. 208, sec. 1, effective October 1, 1942, from Ky. Stat. secs. 2291, 2292.