

1 AN ACT relating to assistance animals.

2 ***Be it enacted by the General Assembly of the Commonwealth of Kentucky:***

3 ➔Section 1. KRS 383.085 is amended to read as follows:

4 (1) As used in this section:

5 (a) "Assistance animal" means an animal that works, provides assistance, or  
6 performs tasks for the benefit of a person with a disability, or provides  
7 emotional support that alleviates one or more identified symptoms or effects  
8 of a person's disability. This shall include a service animal specifically trained  
9 or equipped to perform tasks for a person with a disability, or an emotional  
10 support animal that provides support to alleviate one or more identified  
11 symptoms or effects of a person's disability; and

12 (b) "Therapeutic relationship" means the provision of ~~{medical}care, {program~~  
13 ~~care, or personal care services,}~~ in good faith, to the person with a disability  
14 by:

15 1. ***A licensed clinical social worker who holds a valid, unrestricted state***  
16 ***license under KRS 335.100 and who maintains an active practice***  
17 ***within the state***~~[A mental health service provider];~~

18 2. ***A professional counselor who holds a valid, unrestricted state license***  
19 ***under KRS 335.525 and who maintains an active practice within the***  
20 ***state***~~;~~~~[An individual or entity with a valid, unrestricted state license,~~  
21 ~~certification, or registration to serve persons with disabilities; or]~~

22 3. ***An advanced practice registered nurse who holds a valid, unrestricted***  
23 ***state license under KRS 314.042 and who maintains an active practice***  
24 ***within the state***~~;~~~~[A caregiver, reliable third party, or a government entity~~  
25 ~~with actual knowledge of the person's disability]~~

26 ***4. A psychologist who holds a valid, unrestricted state license under KRS***  
27 ***319.050 or 319.053 and who maintains an active practice within the***

1 state; or

2 5. A physician who holds a valid, unrestricted state license under KRS  
3 311.571 and who maintains an active practice within the state.

4 An individual who moves from another state may provide documentation  
5 from a health services provider who is licensed in that state, so long as the  
6 person with a disability has an ongoing therapeutic relationship with the  
7 provider. This definition shall not include a health care provider described  
8 in this paragraph whose primary service is to provide documentation to a  
9 person requesting a reasonable accommodation in exchange for a fee.

10 (2) A person with a disability may submit a request for a reasonable accommodation to  
11 maintain an assistance animal in a dwelling. Unless the person's disability or  
12 disability-related need is readily apparent, the person receiving the request may ask  
13 the person making the request to provide reliable documentation of the disability-  
14 related need for an assistance animal, including documentation from any person  
15 with whom the person making the request has or has had a therapeutic relationship.

16 (3) Unless the person making the request has a disability or disability-related need for  
17 an assistance animal that is readily apparent, a person receiving a request for a  
18 reasonable accommodation to maintain an assistance animal in a dwelling shall  
19 evaluate the request and any reliable supporting documentation to verify the  
20 disability-related need for the reasonable accommodation regarding an assistance  
21 animal. The person receiving the request may independently verify the authenticity  
22 of any supporting documentation.

23 (4) A person with a disability who is granted a reasonable accommodation to maintain  
24 an assistance animal in a dwelling shall comply with the rental agreement or any  
25 rules and regulations of the property owner applicable to all residents that do not  
26 interfere with an equal opportunity to use and enjoy the dwelling and any common  
27 areas of the premises. The person shall not be required to pay a pet fee or deposit or

1 any additional rent to maintain an assistance animal in a dwelling, but shall be  
 2 responsible for any physical damages to the dwelling if residents who maintain pets  
 3 are responsible for physical damages to the dwelling caused by pets. Nothing in this  
 4 section shall be construed to affect any cause of action against any resident for other  
 5 damages under the laws of the Commonwealth.

6 (5) Notwithstanding any other law to the contrary, a landlord shall not be liable for  
 7 injuries by a person's assistance animal permitted on the landlord's property as a  
 8 reasonable accommodation to assist the person with a disability pursuant to the Fair  
 9 Housing Act, as amended, 42 U.S.C. secs. 3601 et seq., the Americans with  
 10 Disabilities Act of 1990, 42 U.S.C. secs. 12101 et seq., and Section 504 of the  
 11 Rehabilitation Act of 1973, as amended, 29 U.S.C. sec. 701, or any other federal,  
 12 state, or local law.

13 (6) A person commits the offense of misrepresentation of an assistance animal if the  
 14 person knowingly:

15 (a) Misrepresents as a part of a request for a reasonable accommodation to  
 16 maintain an assistance animal in a dwelling that the person has a disability or  
 17 disability-related need for the use of an assistance animal;

18 (b) Makes materially false statements for the purpose of obtaining documentation  
 19 for the use of an assistance animal in housing;

20 (c) ~~Creates or executes a document that misrepresents an animal as an assistance~~  
 21 ~~animal for use in housing;~~

22 ~~(d)~~ Provides a document to another falsely stating that an animal is an assistance  
 23 animal for use in housing; ~~or~~

24 ~~(d)~~ ~~(e)~~ Fits an animal, which is not an assistance animal, with a harness, collar,  
 25 vest, or sign that the pet is an assistance animal for use in housing;

26 (e) Engages in fraud, deceit, or dishonesty in providing documentation to a  
 27 person as a part of a request for the use of an assistance animal in housing;

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or

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(f) Provides documentation as a part of a request for an assistance animal in

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housing to a person for the primary purpose of obtaining a fee.

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(7) Misrepresentation of an assistance animal is a violation with a fine of up to one thousand dollars (\$1,000).

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(8) If a person is found to have knowingly made a false claim of having a disability

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that requires the use of an assistance animal or of knowingly providing

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fraudulent supporting documentation in connection with such a claim, a lessor

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may evict a lessee and the lessor is entitled to a damage fee, not to exceed one

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thousand dollars (\$1,000), from a lessee if the lessee provides fraudulent

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documentation indicating a disability requiring the use of an assistance animal.