LET KENTUCKY BUILD

Bold Housing Reforms to Renew the American Dream in the Commonwealth

In Partnership With HBAK Home Builders Association Of Kentucky "Building Kentucky Together" | KENTUCKY REALTORS®

Kentucky Chamber
Center for Policy & Research



01
We know what the problem is.
Government regulations, infrastructure, and bureaucratic delays have made it harder and more expensive to build.

02
We know what the impacts are.
Everyday Kentuckians, local businesses, and communities are facing higher prices, workforce challenges, and less economic opportunity.

03
We know what needs to be done.
Kentucky needs bold housing reforms focused on cutting red tape, removing bureaucratic barriers, and supporting public-private partnerships.

12 Bold Housing Reforms for Kentucky Policymakers

- **01** Modernize rules for minimum lot sizes and setbacks.
- **02** Let the market determine how much parking is necessary for new housing.
- **03** Make the rules for development more predictable through vested rights protections.
- **04** Set expectations for expedient approval and review timelines.
- **05** Reduce costly delays by allowing third-party inspections.
- **06** Reduce barriers to mixed-use developments in commercial areas.
- **07** Let the market—not government—drive decisions on home building aesthetics.
- **08** Reduce delays caused by procedural challenges.
- **09** Encourage more public-private partnerships to increase housing supply.
- **10** Create opportunities for cost-sharing approaches to residential infrastructure.
- **11** Ease restrictions on shared housing to expand affordable housing options.
- **12** Require state agencies to consider the impacts on home building and gather more feedback from industry experts when creating or modifying regulations.

It's time to let Kentucky build.

Read the Full Report | Read the Executive Summary

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