

194A.713 Contents of lease agreement.

A lease agreement, in no smaller type than twelve (12) point font, shall be executed by the client and the assisted-living community and shall include but not be limited to:

- (1) Client data, for the purpose of providing service, to include:
 - (a) Emergency contact person's name;
 - (b) Name of responsible party or legal guardian, if applicable;
 - (c) Attending physician's name;
 - (d) Information regarding personal preferences and social factors; and
 - (e) Advance directive under KRS 311.621 to 311.643, if desired by the client.
- (2) Assisted-living community's policy regarding termination of the lease agreement;
- (3) Terms of occupancy;
- (4) General services and fee structure;
- (5) Information regarding specific services provided, description of the living unit, and associated fees;
- (6) Provisions for modifying client services and fees;
- (7) Minimum thirty (30) day notice provision for a change in the community's fee structure;
- (8) Minimum thirty (30) day move-out notice provision for client nonpayment, subject to applicable landlord or tenant laws;
- (9) Provisions for assisting any client that has received a move-out notice to find appropriate living arrangements prior to the actual move-out date;
- (10) Refund and cancellation policies;
- (11) Description of any special programming, staffing, or training if an assisted-living community is marketed as providing special programming, staffing, or training on behalf of clients with particular needs or conditions;
- (12) Other community rights, policies, practices, and procedures;
- (13) Other client rights and responsibilities, including compliance with KRS 194A.705(2) and (3); and
- (14) Grievance policies that minimally address issues related to confidentiality of complaints and the process for resolving grievances between the client and the assisted-living community.

Effective: July 15, 2010

History: Amended 2010 Ky. Acts ch. 36, sec. 7, effective July 15, 2010. -- Created 2000 Ky. Acts ch. 141, sec. 7, effective July 14, 2000.