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Research and Statistics
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FORCIBLE DETAINER CASES DISPOSED 1/1/2019 – 1/31/2024 FAYETTE COUNTY

February 8, 2024

By

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Statistics Request Overall Description

On January 29, 2024, Research and Statistics received a request for a report of the number of Forcible Detainer cases disposed in Fayette County from Calendar Year (CY) 2019 through January of CY 2024 and the documents entered in these cases.

CourtNet, which provides a summary of cases statewide, was queried for District Civil (Case Number Type C) cases with the Forcible Detainer (FD) Case Type Code disposed from January 1, 2019, through January 31, 2024, in Fayette County for the presence of documents with the document codes listed below related to these cases.

Document Code	Description
EW	Eviction Notice: Warrant for Possession
NE	Eviction Notice: Notice of Eviction Hearing
FDVOC	Verification of Compliance with CARES Act
JDF	Judgment For Defendant in Forcible Entry & Detainer - Not Guilty
JPF	Judgment For Plaintiff in Forcible Entry & Detainer - Guilty

Please note the presence of document **JDF** indicates that the court found in favor of the defendant within an FD case, while the presence of document **JPF** indicates that the court found in favor of the plaintiff within an FD case. It is possible for a single case to include more than one of either document or a mixture of both documents, though this is rare. This typically occurs in cases with multiple defendants or represents data entry error¹.

The presence of one or more of the following document codes (**EW**, **NE** or **FDVOC**) within an FD case does not necessarily determine the court's ruling in favor of either party. The presence of these document codes indicates the filing of the document within the case and does not represent the actual process of eviction.

¹ More information about the Forcible Detainer and Eviction process can be found within the Clerk's Manual: <https://kycourts.gov/Courts/County-Information/Documents/ClerksManual.pdf>.

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The Eviction Notice: Notice of Eviction Hearing (**EN**) is disposed by the landlord against the tenant claiming the tenant is not entitled to remain on the premises.

The Eviction Notice: Warrant for Possession (**EW**) is disposed against a tenant who was found guilty of forcible detainer at the hearing and tenant has not timely filed an appeal of the judgment of forcible detainer.

The Verification of Compliance with CARES Act: (**FDVOC**) is a separate document that is to accompany any eviction filings verifying that the eviction is not prohibited under the CARES Act regarding the COVID-19 Federal Eviction Moratorium.

- The CARES Act² eviction moratorium began on March 27, 2020, ending on July 24, 2020. Covered tenants could not be forced to vacate, and landlords could not file notices to vacate, until 30 days after the expiration of the moratorium (August 23, 2020).
- The CDC eviction moratorium took effect September 4, 2020, it was initially slated to extend through December 31, 2020. However, it was extended legislatively through January 31, 2021, and extended again by CDC through March 31, 2021. On March 29, 2021, CDC further extended the moratorium until June 30, 2021. The CDC moratorium does not address notices to vacate.

Statistical Report (24_RS7002)

The data has been compiled into a single page report, as described below.

The report provides two tables. The table at the top of the page is a cross table with statistics on forcible detainer cases disposed in Fayette County, grouped by year for the requested timeframe. The first column provides the number of cases, while the remaining columns provide the counts of those cases which include at least one of the specified documents. The remaining column counts are not mutually exclusive since a case may have combinations of more than one of the indicated types of documents. The lower table is the same as the upper table, but further broken down by month.

Statistical Analysis Considerations:

- The statistics presented in the attached tables are a snapshot in time as of the date the data was queried (2/8/2024).
- A single case may contain more than one of the specified types of documents. This report includes only counts of distinct cases.
- Indication of the presence of an eviction warrant disposed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.
- The date in which a document was entered into a case may differ from the filing or disposition date of the case and should not be considered the date in which the document was entered.
- Sealed and transferred cases are excluded from this report.

² More information about the CARES Act can be found at the following link: <https://crsreports.congress.gov/product/pdf/IN/IN11516>

**FORCIBLE DETAINER CASES DISPOSED 1/1/2019 – 1/31/2024
FAYETTE COUNTY**

Data Variables Requested		
Database	Data Variable	Description
CourtNet	County	The county in which a case was disposed. This report is limited to cases disposed in Fayette County.
	Case Disposition Date	The date each case was disposed. Case Disposition Date is reported by month and Calendar Year. The Calendar Year is January 1 through December 31.
	Total Cases	A distinct count of cases.
	Eviction Notice	An indicator that notes the presence or absence of the document NE (Notice of Eviction) in a case.
	Eviction Warrant	An indicator that notes the presence or absence of the document EW (Eviction Warrant) in a case.
	FDVOC	An indicator that notes the presence or absence of the document FDVOC (Verification of Compliance with CARES Act) in a case.
	JPF	An indicator that notes the presence or absence of the document JDF (Judgment for Defendant in Forcible Entry & Detainer - NOT GUILTY) in a case.
	JDF	An indicator that notes the presence or absence of the document JPF (Judgment for Plaintiff In Forcible Entry & Detainer - GUILTY) in a case.

Disclaimer Associated with KCOJ/AOC Database(s) and Element(s)

RESEARCH AND STATISTICS DISCLAIMER

Information received from KYCourts/CourtNet is subject to change(s), reprogramming, modification(s) of format and availability at the direction of the Administrative Office of the Courts (AOC) and may not at any particular moment reflect the true status of court cases due to ordinary limitation(s), delay(s) or error(s) in the system's operation. The KYCourts/CourtNet database is not a real-time system. All datasets are a snapshot of case data at the time a query is run. Case counts are not counts of individuals as some persons may have multiple cases.

The AOC disclaims any warranties as to the validity of the information obtained from KYCourts/CourtNet. The recipient is solely responsible for verifying information received from KYCourts/CourtNet through the cross-referencing of official court records. The AOC shall not be liable to the recipient, or to any third party using the system or information obtained therefrom, for any damages whatsoever arising out of the use of KYCourts/CourtNet.



**ADMINISTRATIVE OFFICE OF THE COURTS
Research and Statistics**

24_RS6009

**Forcible Detainer Cases Disposed
Fayette County 1/1/2019 - 1/31/2024**

	Cases	JDF	JPF	Eviction Warrant	Eviction Notice	FDVOC
2019	5,938	0	3,321	1,173	0	0
2020	2,706	2	1,401	575	0	431
2021	3,831	2	1,434	722	0	642
2022	5,532	0	2,267	988	0	30
2023	6,163	2	2,336	966	0	47
2024	645	0	313	103	0	4
Grand Total	24,815	6	11,072	4,527	0	1,154

	Cases	JDF	JPF	Eviction Warrant	Eviction Notice	FDVOC
2019						
January	544	0	282	86	0	0
February	505	0	259	96	0	0
March	518	0	241	83	0	0
April	469	0	265	112	0	0
May	497	0	270	95	0	0
June	431	0	234	89	0	0
July	575	0	339	108	0	0
August	542	0	339	107	0	0
September	519	0	312	121	0	0
October	542	0	314	112	0	0
November	441	0	251	83	0	0
December	355	0	215	81	0	0
Total	5,938	0	3,321	1,173	0	0
2020						
January	634	0	346	133	0	0
February	472	1	263	79	0	0
March	312	0	156	65	0	0
April	4	0	2	0	0	0
May	1	0	0	0	0	0
June	15	0	7	4	0	10
July	24	0	15	10	0	16
August	216	0	65	32	0	21
September	388	1	223	107	0	130
October	207	0	112	44	0	93
November	170	0	79	33	0	57
December	263	0	133	68	0	104
Total	2,706	2	1,401	575	0	431
2021						
January	241	0	88	44	0	81
February	260	0	122	66	0	67
March	254	0	114	72	0	152
April	277	0	79	41	0	145
May	249	0	99	46	0	78
June	224	0	114	59	0	32
July	332	0	137	59	0	19
August	328	1	97	59	0	25
September	330	0	129	68	0	16
October	439	1	140	60	0	11
November	451	0	180	89	0	8
December	446	0	135	59	0	8
Total	3,831	2	1,434	722	0	642

	Cases	JDF	JPF	Eviction Warrant	Eviction Notice	FDVOC
2022						
January	454	0	155	73	0	3
February	430	0	148	63	0	5
March	403	0	142	67	0	3
April	424	0	156	59	0	2
May	636	0	255	125	0	2
June	503	0	207	88	0	0
July	464	0	188	72	0	0
August	559	0	275	126	0	3
September	454	0	199	76	0	1
October	463	0	215	87	0	6
November	430	0	187	81	0	2
December	312	0	140	71	0	3
Total	5,532	0	2,267	988	0	30
2023						
January	474	0	201	83	0	0
February	349	0	177	75	0	1
March	506	0	164	62	0	2
April	443	0	177	73	0	1
May	504	0	162	68	0	1
June	542	0	172	75	0	2
July	427	0	145	70	0	7
August	634	0	224	89	0	12
September	495	0	182	81	0	4
October	719	0	283	125	0	2
November	554	1	238	67	0	10
December	519	1	214	98	0	5
Total	6,166	2	2,339	966	0	47
2024						
January	647	0	314	105	0	4
Total	647	0	314	105	0	4
Grand Total	24,820	6	11,076	4,529	0	1,154

Statistical Analysis Considerations

* Data provided from the CourtNet Database

* A single case may contain more than one of the specified types of documents. This report is limited to counts of distinct cases.

Run Date:
2/8/2024
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