



The Department of Information & Technology Services  
Research and Statistics  
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## FORCIBLE DETAINER CASES DISPOSED 1/1/2019 – 1/31/2024 JEFFERSON COUNTY

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March 4, 2024

By

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### Statistics Request Overall Description

On March 4, 2024, Research and Statistics received a request for a report of the number of Forcible Detainer cases disposed in Jefferson County for the previous ten calendar years and the outcomes of 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, 2014, through December 31, 2023, in Jefferson County and for the presence of documents with the document codes listed below related to these cases.

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

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 error<sup>1</sup>.

The presence of one or more of the following document codes (**EW**, **NE** or **FDVOC**) within an FD case does not directly indicate 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.

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<sup>1</sup> 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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### Statistics Request Overall Description

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 Act<sup>2</sup> 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, including a single cross-tabulation. This table includes statistics on forcible detainer cases disposed in Jefferson County, grouped by the year of Case Disposition Date for the requested timeframe. The first column provides the number of cases. The second column presents the percentage of cases that include at least one JPF document. 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.

#### Statistical Analysis Considerations:

- The statistics presented in the attached tables are a snapshot in time as of the date the data was queried (3/4/2024).
- 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.

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<sup>2</sup> 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  
JEFFERSON COUNTY**

<b>Data Variables Requested</b>		
<b>Database</b>	<b>Data Variable</b>	<b>Description</b>
<b>CourtNet</b>	County	The county in which a case was disposed. This report is limited to cases filed in Jefferson 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.
	JPF %	The percentage of the total cases that include at least one JPF (Judgment for Plaintiff In Forcible Entry & Detainer – GUILTY) document.
	JPF	An indicator that notes the presence or absence of the document JPF (Judgment for Plaintiff In Forcible Entry & Detainer - GUILTY) in a case.
	JDF	An indicator that notes the presence or absence of the document JDF (Judgment for Defendant in Forcible Entry & Detainer - NOT GUILTY) in a case.
	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.

**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  
Jefferson County 1/1/2014 - 12/31/2023**

	Cases	JPF%	JPF	JDF	Eviction Warrant	Eviction Notice	FDVOC
2014	17,376	52.75%	9,165	2	51	0	0
2015	16,778	54.58%	9,157	27	208	0	0
2016	17,161	58.49%	10,037	0	4,058	0	0
2017	17,407	56.82%	9,890	0	4,363	0	1
2018	17,439	56.72%	9,891	0	4,475	46	0
2019	17,025	54.46%	9,272	1	4,363	45	2
2020	7,615	44.18%	3,364	1	1,568	6	3,584
2021	10,279	27.49%	2,826	0	1,570	2	4,157
2022	16,711	25.52%	4,264	0	2,582	0	16
2023	16,578	29.34%	4,864	1	2,811	0	21
<b>Grand Total</b>	<b>154,369</b>	<b>47.11%</b>	<b>72,730</b>	<b>32</b>	<b>26,049</b>	<b>99</b>	<b>7,781</b>

**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:

3/4/2024

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