



The Department of Information & Technology Services  
Research and Statistics  
1001 Vandalay Drive  
Frankfort, KY 40601  
(502) 573-2350

---

## FORCIBLE DETAINER CASES DISPOSED 1/1/2015 – 12/31/2021 FAYETTE COUNTY

---

June 13, 2022

### Statistics Request Overall Description

On April 19, 2022 WLEX18 Lexington, requested from Research and Statistics the number of Forcible Detainer cases disposed in Fayette County during Calendar Years (CY) 2015-2021 with indication of whether the below specified court documents were entered within the case.

CourtNet, which provides a summary of cases statewide, was queried for District Civil cases with the Forcible Detainer (*FD*) case type code disposed from January 1, 2015, through December 31, 2021, in Fayette County, and 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 error.

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.

The Eviction Notice: Notice of Eviction Hearing (**EN**) is filed 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 filed 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.

---

---

## FORCIBLE DETAINER CASES DISPOSED 1/1/2015 – 12/31/2021 FAYETTE COUNTY

---

---

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 eviction moratorium began on March 27, 2020 and ended 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 and 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.
- More information about the CARES Act can be found at the following link:  
<https://crsreports.congress.gov/product/pdf/IN/IN11516>

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>

### Statistical Report (22\_RS7013)

The data has been compiled into three (3) pages, made up of two (2) tables and a line chart.

**Table 1:** This table displays all FD Cases disposed within Fayette County during the requested timeframe, grouped by CY of the case disposition date, and sorted by month of the case disposition date.

**Figure 1:** This figure is a line chart displaying the number of FD cases disposed in Fayette County during the requested timeframe, by CY and month of the case disposition date. This chart displays the same information as *Table 1* but is designed to visualize the change over time in the number of FD cases disposed.

**Table 2:** This table displays the number of FD cases disposed in Fayette County during the requested timeframe in which one or more of the above specified documents were entered.

The numbers displayed for each document and CY/Month combination indicate the number of those documents that were entered within FD case only, and not the date in which the document was entered. The date corresponds to the date in which the FD case was disposed.

For example, the document code (FDVOC) has a result of 0 for each CY up until 2020 and 2021, this means that none of these documents were entered within a Fayette County FD case that was disposed during 2015, 2016, 2017, 2018 or 2019, but only entered in cases that were disposed during CY 2020 and 2021.

The table is grouped by document type and sorted by CY of the case disposition date.

#### Statistical Analysis Considerations:

- The statistics presented in the attached tables are a snapshot in time, as of the date the data is queried.
- A single case may contain more than 1 of the specified document codes, and a count of document codes should not be considered a count of cases.

## FORCIBLE DETAINER CASES DISPOSED 1/1/2015 – 12/31/2021 FAYETTE COUNTY

- Indication of the presence of an eviction warrant filed 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 disposition date of the case and should not be considered the date in which the document was entered.
- It is possible for a document to be entered into a case during one CY and the case to be disposed during the next CY.
- Sealed cases are excluded from this query.

### Data Variables Requested

Database	Data Variable	Description
CourtNet	County	The county in which a case was disposed in (Fayette County).
	Case Disposition Date	The date each case was disposed.
	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**

22\_RS7013

**Forcible Detainer Cases Disposed  
January 1, 2015 - December 31, 2021 Fayette County**

Table 1 : Forcible Detainer Cases Disposed by CY and Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
2015	598	378	465	427	468	592	542	523	430	488	416	496	5,823
2016	572	513	494	444	483	600	522	650	487	569	410	456	6,200
2017	652	448	579	361	473	593	553	572	584	497	490	457	6,259
2018	514	537	551	426	438	541	629	642	421	599	534	393	6,225
2019	544	505	518	469	497	431	575	542	519	541	433	354	5,928
2020	634	472	312	4	1	15	24	215	389	207	170	263	2,706
2021	241	260	251	263	241	221	314	312	316	430	434	423	3,706
Grand Total	3,755	3,113	3,170	2,394	2,601	2,993	3,159	3,456	3,146	3,331	2,887	2,842	36,847

**Statistical Analysis Considerations**

\* Data provided from the CourtNet Data System.

\* A single case may contain more than 1 of the specified document codes, and a count of document codes should not be considered a count of cases.

\* Indication of the presence of an eviction warrant filed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.

Run Date:

6/8/2022

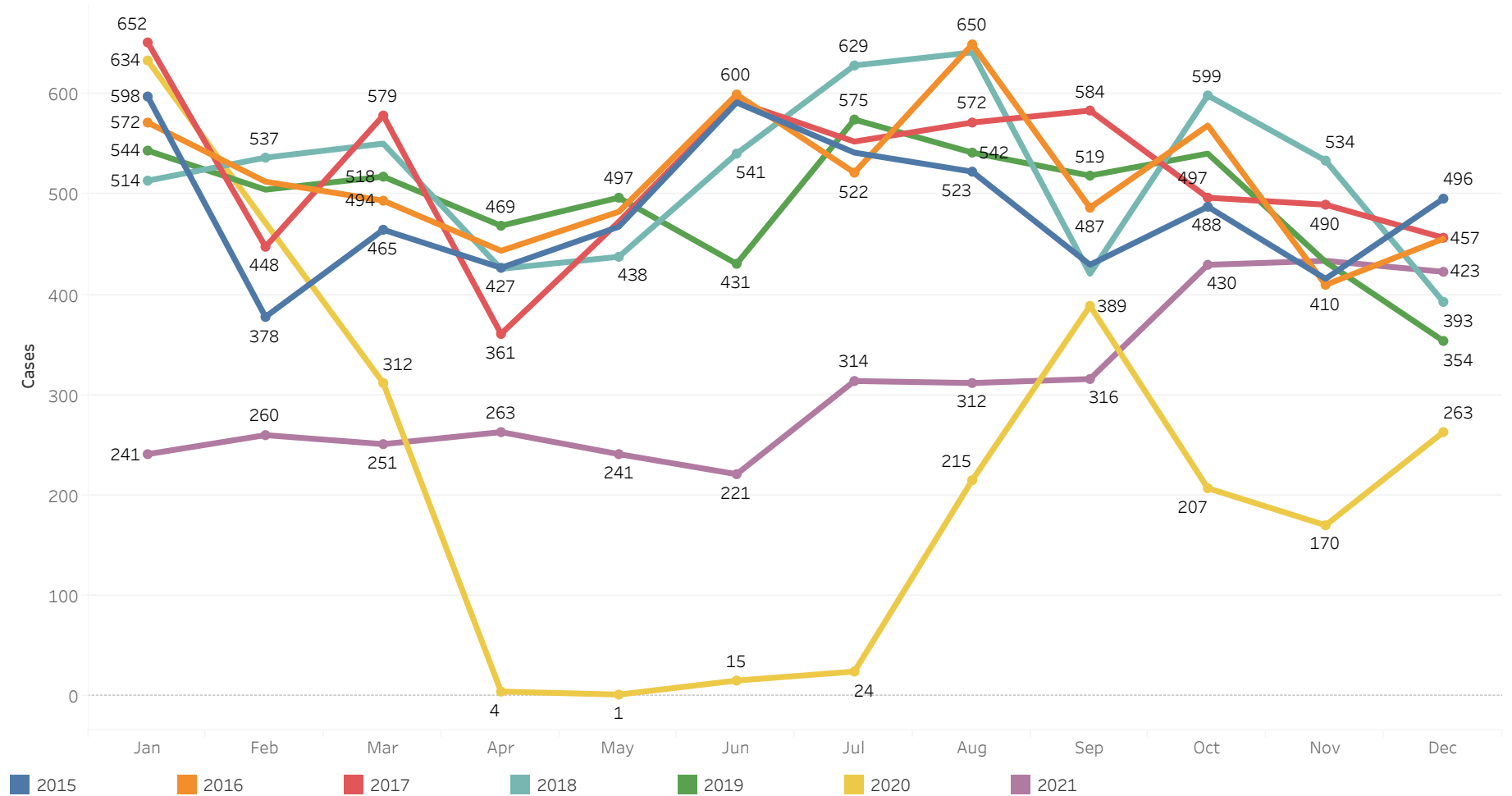
Page 1 of 3



ADMINISTRATIVE OFFICE OF THE COURTS  
Research and Statistics

Forcible Detainer Cases Disposed  
January 1, 2015 - December 31, 2021 Fayette County

Figure 1 : Forcible Detainer Cases Disposed by CY



Statistical Analysis Considerations

- \* Data provided from the CourtNet Data System.
- \* A single case may contain more than 1 of the specified document codes, and a count of document codes should not be considered a count of cases.
- \* Indication of the presence of an eviction warrant filed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.



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

22\_RS7013

**Forcible Detainer Cases Disposed  
January 1, 2015 - December 31, 2021 Fayette County**

Table 2: Specified Documents Entered Within Forcible Detainer Cases Disposed

		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Grand Total
<b>2015</b>	Eviction Warrant	99	49	69	77	85	107	94	94	99	85	88	86	1,032
	Eviction Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
	FDVOC	0	0	0	0	0	0	0	0	0	0	0	0	0
	JPF	381	245	271	261	298	374	364	352	277	308	270	283	3,684
	JDF	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>2016</b>	Eviction Warrant	127	82	103	83	91	120	115	123	81	103	59	72	1,159
	Eviction Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
	FDVOC	0	0	0	0	0	0	0	0	0	0	0	0	0
	JPF	347	293	291	273	280	348	307	397	283	320	238	209	3,586
	JDF	0	0	0	0	1	0	0	0	0	0	0	0	1
<b>2017</b>	Eviction Warrant	128	89	114	67	106	140	100	98	113	105	101	82	1,243
	Eviction Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
	FDVOC	0	0	0	0	0	0	0	0	0	0	0	0	0
	JPF	342	261	315	218	279	344	318	340	295	306	264	267	3,549
	JDF	0	0	0	0	0	1	0	0	0	0	0	0	1
<b>2018</b>	Eviction Warrant	94	82	106	125	85	126	104	149	80	153	102	92	1,298
	Eviction Notice	0	0	2	0	1	2	3	1	0	0	0	0	9
	FDVOC	0	0	0	0	0	0	0	0	0	0	0	0	0
	JPF	283	264	317	258	263	318	327	385	248	322	291	223	3,499
	JDF	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>2019</b>	Eviction Warrant	86	96	83	112	95	89	108	107	121	112	82	81	1,172
	Eviction Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
	FDVOC	0	0	0	0	0	0	0	0	0	0	0	0	0
	JPF	282	259	241	265	270	234	339	339	312	314	246	215	3,316
	JDF	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>2020</b>	Eviction Warrant	133	79	65	0	0	4	10	31	107	44	33	68	574
	Eviction Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
	FDVOC	0	0	0	0	0	10	16	21	131	93	57	104	432
	JPF	346	263	156	2	0	7	15	64	223	112	79	133	1,400
	JDF	0	1	0	0	0	0	0	0	1	0	0	0	2
<b>2021</b>	Eviction Warrant	44	66	70	39	44	59	57	58	68	60	89	57	711
	Eviction Notice	0	0	0	0	0	0	0	0	0	0	0	0	0
	FDVOC	81	67	149	138	76	32	17	23	15	10	7	7	622
	JPF	88	122	113	76	95	114	135	97	129	138	180	134	1,421
	JDF	0	0	0	0	0	0	0	1	0	1	0	0	2
<b>Grand Total</b>	Eviction Warrant	711	543	610	503	506	645	588	660	669	662	554	538	7,189
	Eviction Notice	0	0	2	0	1	2	3	1	0	0	0	0	9
	FDVOC	81	67	149	138	76	42	33	44	146	103	64	111	1,054
	JPF	2,069	1,707	1,704	1,353	1,485	1,739	1,805	1,974	1,767	1,820	1,568	1,464	20,455
JDF	0	1	0	0	1	1	0	1	1	1	0	0	6	

**Statistical Analysis Considerations**

\* Data provided from the CourtNet Data System.

\* A single case may contain more than 1 of the specified document codes, and a count of document codes should not be considered a count of cases.

\* Indication of the presence of an eviction warrant filed within a case does not mean the defendant was successfully served the warrant by the county sheriff's office.

Run Date:

6/8/2022

Page 3 of 3