



Testimony to Committee on Commerce, Labor and Economic Development

HB 2665 – Rental Property Inspections

3 March 2016

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Chairman Hutton and Members of the Committee:

Thank you for the opportunity to testify today in support of HB 2665. We feel this bill is a basic step to protect the individual rights on both property owners and rental tenants in certain properties. Obtaining a warrant to conduct an inspection is but a basic step to limit spurious inspections and provide for some additional checks and balances within the current inspections regime.

Last year, Kansas Policy Institute contracted with Wichita State University's Hugo Wall School of Public Affairs to survey Wichita-area businesses on the local and state regulatory regime. The findings of this survey argue strongly for the basic regulatory review, and protections, offered in the bill before you today.

Respondents from commercial real estate developers, the Wichita Independent Business Association, and the Sedgwick County Farm Bureau shared a remarkable level of uniformity in their responses. Participants in the survey did not express problems with the regulations themselves. Instead, they simply asked for transparency in what regulations are being applied, how they are employed, flexibility in meeting those goals, and to be afforded opportunities for compliance.

The basic step of obtaining a warrant before inspecting a property will provide for additional alignment with the findings of this survey.

The full survey and analysis can be found at KansasPolicy.Org/Research under the name of "Business Perceptions of the Economic Impact of State and Local Government Regulations."

Properties truly in need of inspection will certainly be granted a warrant. While this new step, of obtaining a warrant, will act as a disincentive for specious inspections. The bill before you does nothing to erode the relevant standards of a local or county government. Instead, it provides for another layer of oversight between property owners, tenants, and the local inspections regime(s).

Thank you for your consideration of my testimony and I hope you'll support HB 2665.