

SESSION OF 2002

**SUPPLEMENTAL NOTE ON SENATE BILL NO. 265**

As Amended by Senate Committee on  
Judiciary

**Brief\***

SB 265 amends the Kansas Landlord Tenant Act to provide that any added terms included in a written notice of termination that a tenant is asked to sign shall contain a notice in 10-point bold face that the tenant does not have to sign the notice. Further, a tenant's signature on such a notice shall not bind the tenant to any added terms.

The bill also amends the eviction procedure statutes to provide that if the suit is brought to evict for nonpayment of rent, a combined notice to terminate the tenancy and of intent to file suit (eviction) may be given and only one such notice shall be required.

The Senate Committee added the combined notice to terminate and eviction provisions.

**Background**

The sponsor said the bill was intended to prevent tenants from being pressured into agreeing to added terms at the time of termination of a rental agreement.

The Senate Committee amendment addressed a situation in Douglas County where a district court decision said separate notices were needed for termination of tenancy and eviction.

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\*Supplemental notes are prepared by the Legislative Research Department and do not express legislative intent. The supplemental note and fiscal note for this bill may be accessed on the Internet at <http://www.kslegislature.org/cgi-bin/fulltext/bills.cgi>