



KANSAS
ASSOCIATION OF
COUNTIES

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House Commerce, Labor and Economic Development Committee
February 11, 2025
HB 2343

Kansas Association of Counties
Opponent Testimony

Chairman Tarwater and members of the Committee:

Thank you for allowing the Kansas Association of Counties to testify on HB 2343, which would limit the ability of cities and counties to regulate home based businesses. This bill is a more limited version of a bill that was introduced a couple of years ago.

While this bill does allow cities and counties to regulate the protection of the public health and safety including rules and regulations related to fire and building codes, health and sanitation, transportation or traffic control, solid or hazardous waste, pollution and noise control. However, KAC still has some concerns related to this proposed legislation.

While a business may not increase traffic, increase the number of people at the residence, and occur entirely within the yard and house, that does not mean that it will not disrupt a residential neighborhood. What if the business operates overnight with lights? Does that mean it would not be compatible with surrounding residential use? Even if relatively quiet, the light could be disruptive to nearby landowners.

Additionally, this bill could create conflict with existing regulations. Are new childcare centers operating in homes now exempt from local regulation? Are short term rental properties now exempt from local regulation and oversight? What should counties do if they receive complaints?

Will this bill increase the number of complaints that counties have to respond to? Will that lead to more neighborhood conflicts that counties are placed in the middle of? Will this create more litigation surrounding existing regulations?

Please consider these questions carefully as you examine this legislation. KAC would oppose advancing HB 2343 because there are simply too many unanswered questions that could pose problems for counties and nearby landowners. Thank you for the opportunity to present this perspective on this legislation.

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