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To: House Local Government Committee  
From: Mark Tomb, Vice President of Governmental Affairs  
Date: 1/29/2025

Re: Opponent Written Testimony Regarding HB 2025

On behalf of the Kansas Association of REALTORS® (KAR), thank you for the opportunity to provide testimony regarding HB 2025, legislation that would eliminate the city's ability to plan for growth immediately outside city boundaries. We are opposed to this legislation as we believe there are needed steps to modernize planning and zoning in Kansas, but this major change should be better vetted as it could have considerable unintended consequences that could significantly reduce residential development.

KAR represents nearly 11,000 members involved in residential, agricultural, and commercial real estate and has advocated on behalf of the state's property owners for more than 100 years. REALTORS® serve an important role in the state's economy and are dedicated to working with our elected officials to create better communities by supporting economic development, a high quality of life, and providing attainable housing opportunities while protecting private property rights.

Regarding Development, Growth and Land Use, the KAR Legislative Policy Statement includes the following:

REALTORS® are opposed to any unreasonable restrictions and radical changes in existing zoning laws where such actions significantly undermine the market value and utility of private property or the reasonable expectations of property owners. Any unreasonable restrictions on land use decrease the investment value of real estate and significantly undermine economic growth opportunities

In conclusion, KAR suggests that this legislation has potential negative consequences that should be fully vetted before rushing into these types of changes. We request that this bill and the broader issue of zoning reform be studied during an extended interim committee of the Kansas Legislature. Thank you for your time and consideration of our testimony.