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To: House Local Government Committee  
From: Mark Tomb, VP of Governmental Affairs  
Date: February 5, 2025

Re: Written Only Testimony in Opposition to HB 2099

On behalf of the Kansas Association of REALTORS® (KAR), thank you for the opportunity to provide written testimony in opposition to HB 2099, legislation that mandates landlords of government-subsidized housing to submit to code inspections by cities or counties.

KAR represents nearly 11,000 members involved in residential, commercial and agricultural 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 affordable housing opportunities while protecting the rights of private property owners.

KAR requests that the House Local Government reject this legislation as an overreach of local government authority over private property rights. Regarding Rental Housing, the KAR Legislative Policy Statement includes the following:

REALTORS® believe that the Kansas Landlord Tenant Act is an effective statute that fairly balances the rights and responsibilities of landlords and tenants. We continue to believe that the statute is well-written and oppose any attempts to modify the statute by the Kansas Legislature.

REALTORS® oppose ever-increasing local regulation of the rental housing industry, such as tenant participation in management decisions and rental registration requirements. In addition, we oppose local rent control ordinances that prevent rents from keeping pace with operating expenses and discourage investment in real estate.

Thank you for the opportunity to provide written testimony in opposition to HB 2099.