

Ed Jaskinia
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The Associated Landlords of Kansas (TALK) was created in 1981 by a group of people from across Kansas to “Promote a strong voice in the legislature, a high standard of ethics, and provide educational opportunities for landlords.” Some of our members helped adopt The Residential Landlord-Tenant Act of 1975, a model of fair law for both landlords and tenants.

In this 2025 legislative session, we will continue to work for fair and decent housing for all.

Testimony on H.B. 2099

In 2016 Kansas Legislators passed SB 366 which included HB 2665. It said that local municipalities could no longer deny the rights of Tenants to be free of mandated routine inspection by local government. During the course of the proceedings I was asked why I as a Landlord cared about Tenants rights, then stated that if they had nothing to hide why would they object?

Simply put, I believe that the 4th Amendment should apply to everybody, regardless of their place in society. And then I asked them a question. As a homeowner, would you agree to routine interior inspections of your home by a local government official? Would you let them in if they said it was mandated by law for your protection and if you didn't let them in they would have to post your home as unfit due to lack of inspection? Their immediate response was something to the effect of “Well, I and my family are well armed, and we would happily show them their way back to their car.” They then understood the old warning about letting the camel's nose under the tent.

SB 366 does not prohibit inspections of the Tenants home. The law puts the fate of the interior inspection directly in the hands of “the lawful occupant.” Only they, or a judge serving a warrant can give that permission. And by law, neither the Landlord or the local government can retaliate against them for their decision.

While the Tenant has the right to refuse, accept, or even ask for the inspection, they also have a responsibility to themselves and their loved ones to accept or ask for an inspection if there are life, safety, and/or health issues. Failure to do so because of a fear of retaliation is not an excuse if the danger is real.

And this Bill only applies to rental property accepting government money.

I have talked as recently as yesterday with a city of Topeka attorney, and I agreed to at least try to help them find a way to solve their problem.

If we can be of help to you in any area concerning property rights, tenants, or landlords, please feel free to contact us at your convenience.

Ed Jaskinia, President

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