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MEMORANDUM

To: Chairperson Bergquist
Members of the House Committee on Local Government

From: The Office of Revisor of Statutes

Date: February 5, 2025

Subject: HB 2099 – Authorizing municipal housing inspections for residential properties where the owner receives governmental rental subsidies.

House Bill No. 2099 (HB 2099) would amend K.S.A. 12-16,138 to authorize cities and counties to inspect private residential properties in certain circumstances. Currently, cities and counties are prohibited from conducting interior housing inspections of private residential property without the occupant’s consent. HB 2099 would authorize a city or county to conduct such an inspection without the occupant's consent if the property owner receives governmental rental subsidies. Reasonable notice of the date and time of such inspection must be given to the occupant. If the tenant objects to the inspection, the city or county is directed to obtain an administrative search warrant for authorization to conduct the inspection. HB 2099 also provides that the landlord may be required to conduct such inspections at the request of the city or county if code violations are reported.

If enacted, HB 2099 would become effective on July 1, 2025.