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To: Senate Assessment and Taxation Committee
From: Mark Tomb, Vice President of Governmental Affairs
Date: 1/21/2025

Re: Written Testimony in Support of Property Tax Relief in SB 35

On behalf of the Kansas Association of REALTORS® (KAR), thank you for the opportunity to provide written proponent testimony for SB 35, legislation that eliminates the state-imposed property taxes that support the Kansas Educational Building Fund and the State Institutions Building Fund.

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 Property Taxes, the KAR Legislative Policy Statement includes the following:

REALTORS® believe that real estate is burdened with an excessive share of the constantly increasing cost of state and local government. While we realize the importance of many programs funded through property tax revenues, we believe tax revenues should be equitably collected from a variety of sources and encourage taxing jurisdictions to consider the negative impact to the housing market associated with any potential increase in property tax rates.

REALTORS® also believe in the importance of a low tax burden on Kansas businesses and families that will help keep our state competitive in the search for new economic development and job growth opportunities.

The two funds addressed in this legislation support state institutions that work with Kansas' most vulnerable residents as well as support construction and repair of buildings under the control of the Kansas Board of Regents. Removing these property tax levies does not eliminate the state's obligation to support these important programs. The real change here is the source of funding; rather than relying on property taxes, the state will now support these programs by using the State General Fund.

In conclusion, KAR supports SB 35 and other efforts to reduce the property tax obligations of Kansans. This is meaningful property tax relief and is worthy of support. Thank you for your time and consideration of our testimony.