

SESSION OF 2026

SUPPLEMENTAL NOTE ON HOUSE BILL NO. 2504

As Recommended by House Committee on
Federal and State Affairs

Brief*

HB 2504 would prohibit any city or county from adopting or enforcing any ordinance or resolution that:

- Prohibits landlords from refusing to lease privately owned, single-family or multi-unit residential property or commercial property to a person because their source of income to pay rent consists, in whole or in part, of a financial payment or consideration from or through the federal Housing Choice Voucher Program, or any successor program, or any other housing assistance program in which participation by a landlord is voluntary;
- Restricts a landlord's ability to use or consider income-qualifying methods, credit scores, credit reports, eviction history, property damage history, or criminal history or to request such information for the purpose of determining whether to rent or lease a property to a prospective tenant according to such landlord's customarily applied criteria in making such determinations;
- Limits the amount of a security deposit a landlord may require to lease a property to a prospective tenant; or

*Supplemental notes are prepared by the Legislative Research Department and do not express legislative intent. The supplemental note and fiscal note for this bill may be accessed on the Internet at <https://klrd.gov/>

- Requires landlords to grant an automatic right of first refusal to tenants.

The bill would also state that nothing in the bill could be construed to prevent a city or county from adopting, maintaining, or enforcing an ordinance or resolution that prohibits a landlord from discriminating against a tenant or prospective tenant solely on the basis that such tenant is a recipient of veterans benefits.

Background

The bill was introduced by the House Committee on Federal and State Affairs at the request of a representative of the Kansas Association of Realtors.

House Committee on Federal and State Affairs

In the House Committee hearing, **proponent** testimony was provided by representatives of the Associated Landlords of Kansas, Kansas Association of Realtors, Landlords of Lawrence, and Tower Properties Company. The proponents generally stated the bill would protect private property rights, allow landlords to do reasonable screening of potential tenants, and support voluntary participation in federal housing programs.

Written-only proponent testimony was provided by representatives of the Apartment Association of Kansas City, Kansas Manufactured Housing Association, and Tower Properties Company, and three private citizens.

Written-only **neutral** testimony was provided by a representative of the Coalition to End Homelessness Wichita.

Opponent testimony was provided by representatives of Kansas Interfaith Action, League of Kansas Municipalities, and United Community Services of Johnson County, and four

private citizens. The opponents generally expressed concerns about preemption, constitutional home rule, and preventing cities or counties from passing ordinances or resolutions that protect their communities and renters.

Written-only opponent testimony was provided by representatives of the City of Garden City, City of Lawrence, Family Promise of Lawrence, Habitat for Humanity Kansas, Kansas Action for Children, Kansas Statewide Homeless Coalition, Manhattan Housing Authority, Topeka Tenants, and 32 private citizens.

No other testimony was provided.

Fiscal Information

According to the fiscal note prepared by the Division of the Budget on the bill, the Office of Judicial Administration indicates enactment of the bill would have a negligible fiscal effect on the courts.

The League of Kansas Municipalities indicates enactment of the bill would not have a fiscal effect on expenditures of cities. The Kansas Association of Counties indicates enactment of the bill would impact expenditures associated with counties who had to handle previous enforcement requirements between landlord-tenant relations which include court and filing costs that counties pay for disputes of this manner, and enactment of the bill could affect the counties' revenues because less people may be able to have a place of residence thus impacting taxes.

Any fiscal effect associated with enactment of the bill is not reflected in *The FY 2027 Governor's Budget Report*.

Landlords; private rental housing; source of income