

KANSAS REAL ESTATE APPRAISAL BOARD

FY 2024 – FY 2027 BUDGET SUMMARY

FIG. 1 BUDGET SUMMARY, FY 2024 – FY 2026

	Actual FY 2024	Agency FY 2025	Legislative Budget Committee FY 2025	Agency FY 2026	Legislative Budget Committee FY 2026
EXPENDITURES:					
State Operations*	\$ 363,890	\$ 381,239	\$ 381,239	\$ 443,064	\$ 443,064
Salaries and Wages	217,985	220,743	220,743	268,801	268,801
Contractual Services	139,233	152,996	152,996	166,363	166,363
Commodities	5,839	7,500	7,500	7,900	7,900
Capital Outlay	833	-	-	-	-
State Aid and Assistance	\$ -	\$ -	\$ -	\$ -	\$ -
Aid to Local Units	-	-	-	-	-
Other Assistance	-	-	-	-	-
Capital Budget and Debt	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Improvements	-	-	-	-	-
Debt Service Principal	-	-	-	-	-
Debt Service Interest	-	-	-	-	-
TOTAL	\$ 363,890	\$ 381,239	\$ 381,239	\$ 443,064	\$ 443,064
FINANCING:					
State General Fund	\$ -	\$ -	\$ -	\$ -	\$ -
Special Litigation Reserve Fund	40,609	-	-	-	-
Appraiser Fee Fund	323,281	381,239	381,239	443,064	393,064
All Other Funds	-	-	-	-	-
TOTAL	\$ 363,890	\$ 381,239	\$ 381,239	\$ 443,064	\$ 393,064
PERCENTAGE CHANGE:					
State General Fund	-- %	-- %	-- %	-- %	-- %
All Funds	10.8 %	4.8 %	-- %	16.2 %	(11.3) %
FTE Positions	2.0	2.0	2.0	3.0	2.0

* Note: Expenditures for debt service interest are reflected under "Capital Budget and Debt."

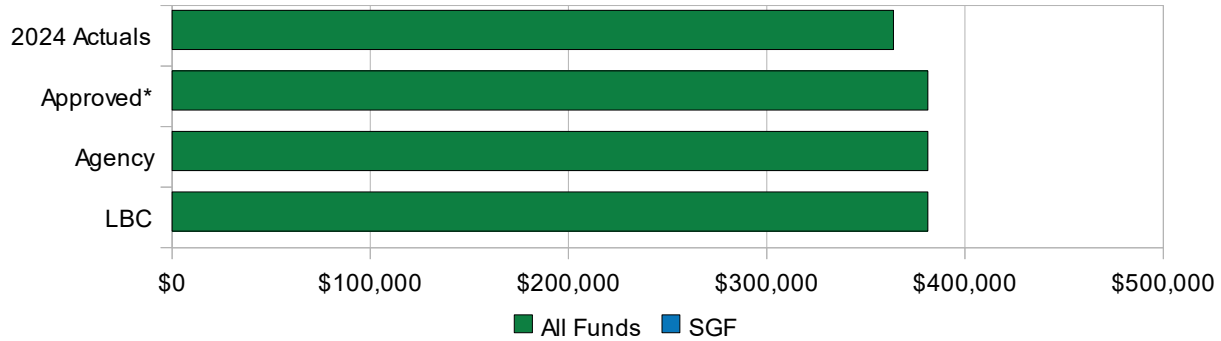
AGENCY OVERVIEW

The Kansas Real Estate Appraisal Board's mission is to protect consumers of real estate services provided by its licensees by assuring that the licensees are sufficiently trained and tested to assure competency and independent judgment. In addition, the Board protects the public interest by enforcing both federal and state laws to ensure that its licensees act in accordance with professional standards and ethics. These responsibilities are accomplished through a variety of efforts, including testing of potential licensees, pre-license and continuing education requirements, investigation of complaints, and disciplinary action taken against licensees as warranted.

The Board, governed by KSA 58-4101 *et seq.* and KSA 58-4701 *et seq.*, is composed of seven members who are appointed to staggered three-year terms by the Governor. At least one member must represent the general public, at least two members must represent financial institutions, and at least three members must be licensed real estate appraisers.

FY 2025 ANALYSIS

FIG. 2 BUDGET HIGHLIGHTS, FY 2025



* Note: Includes SGF reappropriations.

FIG. 3 BUDGET COMPARISON, FY 2025

Fund	2024 Actuals	2025 Approved*	2025 Agency	Agency Change from Previous-Year Actuals		Agency Change from Approved*	
SGF	\$ -	\$ -	\$ -	\$ -	-- %	\$ -	-- %
All Other Funds	363,890	381,239	381,239	17,349	4.8	-	--
TOTAL	\$ 363,890	\$ 381,239	\$ 381,239	\$ 17,349	4.8 %	\$ -	-- %

* Note: Includes SGF reappropriations.

BUDGET ANALYSIS

FIG. 4 SUMMARY OF BUDGET REQUEST, FY 2025

	Agency			Legislative Budget Committee		
	SGF	All Funds	FTE	SGF	All Funds	FTE
Approved, FY 2025	\$ -	\$ 381,239	2.0	\$ -	\$ 381,239	2.0
2024 SB 28 & HB 2551	-	381,239	2.0	-	381,239	2.0
1. SGF Reappropriation	-	-	-	-	-	-
Supplemental Requests	\$ -	\$ -	-	\$ -	\$ -	-
2. No Supplemental Requests	-	-	-	-	-	-
Other Changes	\$ -	\$ -	-	\$ -	\$ -	-
3. Attorneys and Lawyers	-	(12,695)	-	-	(12,695)	-
4. Other Professional Fees	-	7,500	-	-	7,500	-
5. All Other Adjustments	-	5,195	-	-	5,195	-
TOTAL	\$ -	\$ 381,239	2.0	\$ -	\$ 381,239	2.0

1. SGF REAPPROPRIATION

The agency did not have any SGF funds reappropriated from FY 2024 into FY 2025.

2. NO SUPPLEMENTAL REQUESTS

The agency's revised estimate did not include any supplemental requests.

3. ATTORNEYS AND LAWYERS

This agency's FY 2025 revised estimate includes a decrease of \$12,695, all special revenue funds, in attorney and lawyers fees. Generally, the agency has contracted with the Attorney General to receive legal services, but has changed to hiring outside counsel at an hourly rate only when needed.

- **Agency:** Delete \$12,695, all from special revenue funds, for spending on attorneys and lawyers in FY 2025.

- **LBC:** No change

4. OTHER PROFESSIONAL FEES

The agency's FY 2025 revised estimate includes an increase of \$7,500, all special revenue funds, in other professional fees. The agency is in ongoing lawsuit and has paid fees to other professionals, such as court reporters, in addition to expert witnesses (\$1,500).

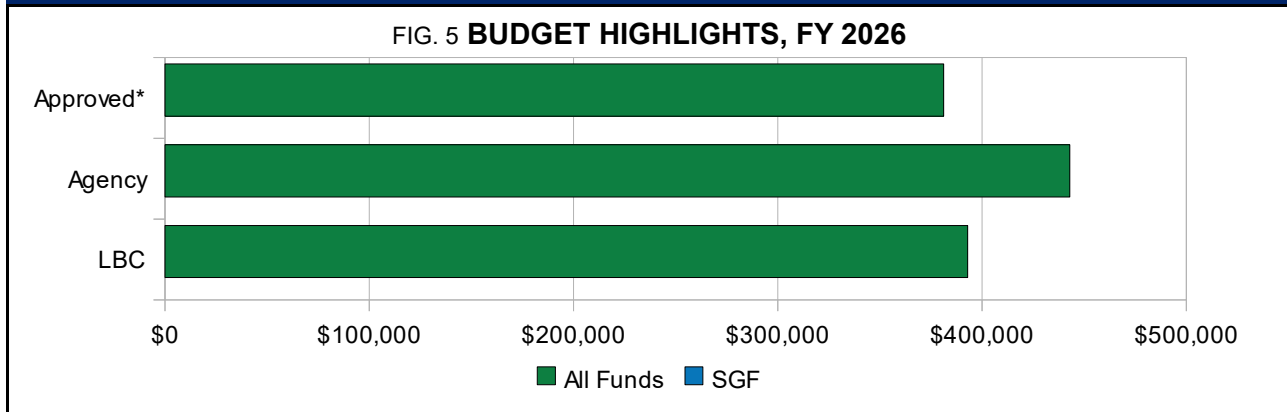
- **Agency:** Add, \$7,500, all from special revenue funds, for spending on other professional fees in FY 2025.
- **LBC:** No change.

5. ALL OTHER ADJUSTMENTS

The agency's FY 2025 revised estimate includes an increase of \$5,195 for all other adjustments. This increase includes stationery and office supplies (\$3,000) and computer software rental (\$2,400).

- **Agency:** Add \$5,195, all from special revenue funds, for all other adjustments in FY 2025.
- **LBC:** No change.

FY 2026 ANALYSIS



* Note: Reflects legislative-approved expenditures for FY 2025, excluding reappropriations.

FIG. 6 BUDGET HIGHLIGHT CHANGES, FY 2026

Fund	2025 Agency	2025 Approved*	2026 Agency	Agency Change from Previous-Year Agency		Agency Change from Approved*	
SGF	\$ -	\$ -	\$ -	\$ -	-- %	\$ -	-- %
All Other Funds	381,239	381,239	443,064	61,825	16.2	61,825	16.2
TOTAL	\$ 381,239	\$ 381,239	\$ 443,064	\$ 61,825	16.2 %	\$ 61,825	16.2 %

* Note: Reflects legislative-approved expenditures for FY 2025, excluding reappropriations.

BUDGET ANALYSIS

FIG. 7 SUMMARY OF BUDGET REQUEST, FY 2026

	Agency			Legislative Budget Committee		
	SGF	All Funds	FTE	SGF	All Funds	FTE
Approved, FY 2025	\$ -	\$ 381,239	2.0	\$ -	\$ 381,239	2.0
2024 SB 28 & HB 2551	-	381,239	2.0	-	381,239	2.0
Enhancement Requests	\$ -	\$ 50,000	1.0	\$ -	\$ -	-
1. Executive Director Transition Plan (OT)	-	50,000	1.0	-	-	-
Other Changes	\$ -	\$ 11,825	-	\$ -	\$ 11,825	-
2. Attorneys and Lawyers	-	(9,537)	-	-	(9,537)	-
3. Other Professional Fees	-	10,000	-	-	10,000	-
4. All Other Adjustments	-	11,362	-	-	11,362	-
TOTAL	\$ -	\$ 443,064	3.0	\$ -	\$ 393,064	2.0

1. EXECUTIVE DIRECTOR TRANSITION PLAN (OT)

The agency's FY 2026 request includes an enhancement request for \$50,000, all special revenue funds, for an Executive Director transition plan. In FY 2026, the Executive Director of the agency is retiring and will be training their successor during the fiscal year.

- **Agency:** Add \$50,000, all special revenue funds, to hire 1.0 FTE position to serve as the executive director's successor and receive the necessary training for the role.
- **LBC:** Delete \$50,000 to not hire 1.0 FTE position to serve as the Executive Director's successor and receive the necessary training for the role.

2. ATTORNEYS AND LAWYERS

The agency's FY 2026 request includes a decrease of \$9,537, all special revenue funds, in attorneys and lawyers fees. The agency receives its legal services through outside counsel and expects the services necessary for the fiscal year to decrease.

- **Agency:** Delete \$9,537, all from special revenue funds, for attorneys and lawyers for FY 2026.
- **LBC:** No change.

3. OTHER PROFESSIONAL FEES

The agency's FY 2026 request includes an increase of \$10,000, all special revenue funds, in other professional fees. The agency is not expecting an ongoing lawsuit to have concluded by FY 2026 and plans to pay fees to court reporters and expert witnesses (\$1,500).

- **Agency:** Add \$10,000, all from special revenue funds, for other professional fees for FY 2026.
- **LBC:** No change.

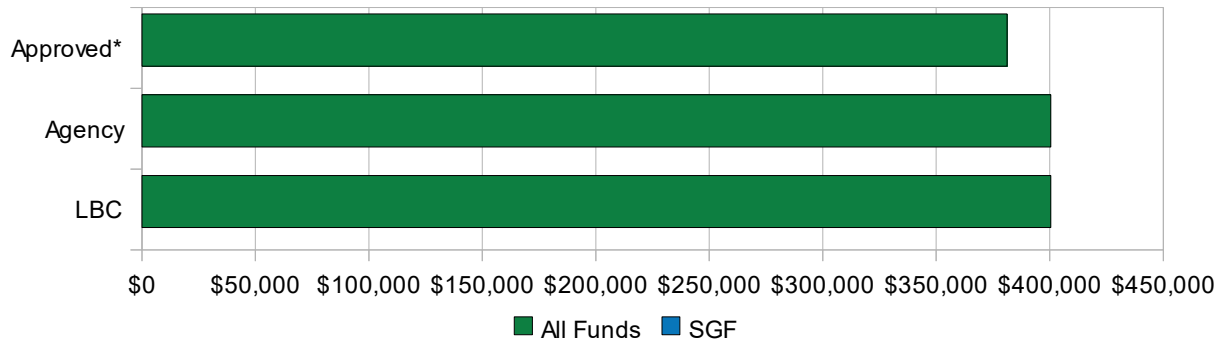
4. ALL OTHER ADJUSTMENTS

The agency's FY 2026 revised estimate includes an increase of \$11,362 for all other adjustments. This increase includes stationery and office supplies (\$3,300), computer software rental (\$2,700), training and conferences (\$1,900), and building space rental (\$1,500).

- **Agency:** Add \$11,362, all from special revenue funds, for all other adjustments in FY 2026.
- **LBC:** No change.

FY 2027 ANALYSIS

FIG. 8 BUDGET HIGHLIGHTS, FY 2027



* Note: Reflects legislative-approved expenditures for FY 2025, excluding reappropriations.

FIG. 9 BUDGET HIGHLIGHT CHANGES, FY 2027

Fund	2026 Agency	2025 Approved*	2027 Agency	Agency Change from Previous-Year Agency		Agency Change from Approved*	
SGF	\$ -	\$ -	\$ -	\$ -	-- %	\$ -	-- %
All Other Funds	443,064	381,239	400,503	(42,561)	(9.6)	19,264	5.1
TOTAL	\$ 443,064	\$ 381,239	\$ 400,503	\$ (42,561)	(9.6) %	\$ 19,264	5.1 %

* Note: Reflects legislative-approved expenditures for FY 2025, excluding reappropriations.

BUDGET ANALYSIS

FIG. 10 SUMMARY OF BUDGET REQUEST, FY 2027

	Agency			Legislative Budget Committee		
	SGF	All Funds	FTE	SGF	All Funds	FTE
Approved, FY 2025	\$ -	\$ 381,239	2.0	\$ -	\$ 381,239	2.0
2024 SB 28 & HB 2551	-	381,239	2.0	-	381,239	2.0
Enhancement Requests	\$ -	\$ -	-	\$ -	\$ -	-
1. No Enhancement Requests	-	-	-	-	-	-
Other Changes	\$ -	\$ 19,264	-	\$ -	\$ 19,264	-
2. Attorneys and Lawyers	-	(9,537)	-	-	(9,537)	-
3. Other Professional Fees	-	8,500	-	-	8,500	-
4. Salaries and Wages	-	6,860	-	-	6,860	-
5. All Other Adjustments	-	13,441	-	-	13,441	-
TOTAL	\$ -	\$ 400,503	2.0	\$ -	\$ 400,503	2.0

1. NO ENHANCEMENT REQUESTS

No enhancement requests were made for FY 2027.

2. ATTORNEYS AND LAWYERS

The agency's FY 2027 request includes a decrease of \$9,537, all special revenue funds, in attorney and lawyer fees. The agency receives its legal services through outside counsel and expects the services necessary for the fiscal year to decrease.

- **Agency:** Delete \$9,537, all from special revenue funds, for attorneys and lawyers for FY 2027.
- **LBC:** No change.

3. OTHER PROFESSIONAL FEES

The agency's FY 2027 request includes an increase of \$8,500, all special revenue

funds, in other professional fees. The agency hopes to have concluded or settled an ongoing lawsuit by FY 2027, but plans to pay fees to expert witnesses and court reporters as no resolution is guaranteed.

- **Agency:** Add \$8,500, all from special revenue funds, for other professional fees for FY 2027.
- **LBC:** No change.

4. SALARIES AND WAGES

The agency's FY 2027 request includes an increase of \$6,860, all special revenue funds, in salaries and wages. This is primarily attributed to an increase in spending on group health insurance (\$7,192).

- **Agency:** Add \$6,860, all from special revenue funds, for salaries and wages for FY 2027.
- **LBC:** No change.

5. ALL OTHER ADJUSTMENTS

The agency's FY 2027 revised estimate includes an increase of \$13,441 for all other adjustments. This increase includes stationery and office supplies (\$3,500), computer software rental (\$2,900), private vehicle miles (\$1,200), and building space rental (\$3,000).

- **Agency:** Add \$13,441, all from special revenue funds, for all other adjustments in FY 2027.
- **LBC:** No change.

REFERENCE TABLES

FIG. 11 **10-YEAR EXPENDITURE HISTORY, FY 2017 – FY 2026**

Fiscal Year	SGF	Change	All Funds	Change	FTE	CPI-U Change**	
FY 2017	\$	-	%	\$ 262,497	(19.4) %	2.0	0.0 %
FY 2018		-	--	246,914	(5.9)	2.0	0.2
FY 2019		-	--	291,761	18.2	2.0	0.0
FY 2020		-	--	331,776	13.7	2.0	0.8
FY 2021		-	--	268,759	(19.0)	2.0	2.4
FY 2022		-	--	333,621	24.1	2.0	9.2
FY 2023		-	--	328,500	(1.5)	2.0	5.8
FY 2024		-	--	363,890	10.8	2.0	3.0
FY 2025 Agency		-	--	381,239	4.8	2.0	2.5
FY 2026 Agency		-	--	443,064	16.2	3.0	2.4
10-Yr. Chg. (FY 2017– 2026)	\$	-	%	\$ 180,567	68.8 %	1.0	33.4 %
3-Yr. Avg. (FY 2022– 2024)*	\$	-	--	\$ 342,004		2.0	

* Note: Reflects three most recent years of actuals data.

** Note: Consumer Price Index – All Urban Consumers estimate for FY 2025 and FY 2026 is from the Consensus Revenue Estimating Group.

SPECIAL REVENUE FUND OVERVIEW

The Appraiser Fee Fund is the primary receipting and expenditure fund of the Board. The fund is where all license, application, and other fees are deposited (per KSA 58-4107). The revenue received provides financing for all agency operations, with 90.0 percent being retained by the agency and 10.0 percent being deposited into the State General Fund (SGF).

FIG. 12 APPRAISER FEE FUND RESOURCE ESTIMATE, FY 2023 – FY 2027					
	Actual FY 2023	Actual FY 2024	Agency FY 2025	Agency FY 2026	Agency FY 2027
Beginning Balance	\$ 272,747	\$ 264,549	\$ 251,858	\$ 210,409	\$ 107,135
Revenue	323,682	330,590	339,790	339,790	339,790
Transfers In	-	-	-	-	-
Funds Available	\$ 596,429	\$ 595,139	\$ 591,648	\$ 550,199	\$ 446,925
Expenditures	\$ 328,347	\$ 323,281	\$ 381,239	\$ 443,064	\$ 400,503
Expenditures–Off-Budget	-	-	-	-	-
Transfers Out	20,000	20,000	-	-	-
Ending Balance	\$ 248,082	\$ 251,858	\$ 210,409	\$ 107,135	\$ 46,422

FIG. 13 KANSAS REAL ESTATE APPRAISAL BOARD FEES, FY 2025			
Fee	Current Fee	Statutory Limit*	Previous Fee**
Application for Certification and Licensure	\$ 50	\$ 50	\$ -
Original Certification and Licensure	225	300	-
Annual Renewal	200	300	-
Late Renewal Fee	50	50	-
Certification Letter	10	25	-
New Continuing Education Course Approval	50	100	-
New Pre-licensing Course Approval	100	100	-
Renewal of Courses	25	25	-
Approval and Renewal of all Appraisal Qualifications	10	25	-
Reinstatement of License Fee	50	50	-
Temporary Practice Permit	50	50	-
Appraisal Management Company Registration	1,500	3,500	-
Appraisal Management Company Renewal Fee	1,100	3,500	-
Appraisal Management Company Late Fee	100	500	-

* Note: The authority for these fees is found in KSA 58-4107.

** Note: These fees were not changed within the last two fiscal years.