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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 create The Residential Landlord-Tenant Act of 1975, a model of fair law for both landlords and tenants. Our organization consists of members in 18 chapters across the state.

In this 2012 legislative session, we will continue to work for fair and decent housing for all.

**TESTIMONY ON HB 2646**

As we stated in our testimony on HB 2544, we believe that the 2 year tax delinquency provision to consider residential property "abandoned" is not in keeping with the beliefs and values of past opinion makers.

As we understand it, a property normally must be behind in taxes 3 or more years before it can be placed in a tax sale, because Kansans have always believed that property ownership rights were very strong. Just because someone falls on hard times does not mean that they should not have a reasonable amount of time to recover.

If you believe that the commercial real estate provision of this bill has merit and you wish to pass it, THEN WE ASK THAT YOU MAKE ONE ADDITIONAL CHANGE to bring the definition of abandoned property back to where it should be.

Please return the definition of abandonment for residential property to THREE (3) years tax delinquent, instead of the current two. That will keep it consistent with the commercial provision. We also feel that returning to the 3 year requirement will bring it back to where the rights of Kansans to own property will be more fairly preserved.

Thank you for your consideration of our request.

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

**Ed Jaskinia, President**

**ZONE 1**

Landlords of Lawrence Inc.  
Landlords of Johnson County, KS Inc.  
K.C.KS. Landlords Inc., serving Wyandotte Co.  
Eastern Kansas Landlords Assc., serving Miami Co.  
Franklin Co. Landlords Assc.  
Osage Co. Landlords Assc.

**ZONE 2**

Landlords of Manhattan Inc.  
Labette County Landlords Assc.  
Geary County Landlords Inc.  
Shawnee County Landlords Assc.  
Salina Rental Property Providers Inc.  
South Central Kansas Landlord Assc.  
Serving Sumner and Reno Counties

**ZONE 3**

Central Kansas Landlords Assc.  
Bourbon County Landlords Assc.  
Cherokee County Landlords Assc.  
Crawford County Landlords Assc.  
Montgomery County Landlords Assc.  
Rental Owner Inc., serving Sedgwick County