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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 2544**

Every once in a while we find an existing law that needs to be amended because it does not protect the property rights that Kansans so strongly believe in.

HB 2544 makes this existing bad law into an absolutely terrible law.

In Kansas, it is typical that a property must be three years behind on its taxes before it can be placed in a tax sale. As I understand it, people have always understood that sometimes bad times come upon an individual, or society as a whole, and taking property away from someone should always be a last resort. A minimum of three years was viewed as a fair amount of time to recover.

The two year change was made to accommodate certain cities that wanted to rapidly acquire "distressed" property in certain neighborhoods and turn them over to non-profit groups to rehab them. As I recall, they originally asked for a one year window but were rebuffed.

The change that was finally passed to accommodate their desires required a 2 year delinquency, AND the property being unoccupied by the lawful owners or their tenants for a period of 90 days or more.

HB 2544 proposes to take a person's property after being unoccupied for 120 days, EVEN IF THE TAXES ARE NOT DELINQUENT.

This bill does not keep faith with either the Kansas or American values and beliefs as they pertain to the right to own and hold property, and we respectfully ask that it be given no consideration whatsoever.

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