

SESSION OF 2011

SUPPLEMENTAL NOTE ON SENATE BILL NO. 101

As Recommended by Senate Committee on
Local Government

Brief*

SB 101 would exclude any common interest community that does not own any real property held in common for the benefit of that community from the requirements of the Kansas Uniform Common Interest Owners Bill of Rights Act.

Background

The 2010 Legislature enacted the Kansas Uniform Common Interest Owners Bill of Rights Act, included in HB 2472. The Act represented a Kansas-customized version of the Uniform Common Interest Owners Bill of Rights Act developed by the National Conference of Commissioners on Uniform State Laws. The Kansas Act has 17 sections, including sections that define common interest communities; require board members to fulfill certain duties; require certain "open meetings" actions; set certain minimum standards for meetings; require certain records to be retained; require notice of rule changes; require the directors to adopt a budget; and allow legal action to enforce rights granted under the Act.

Proponent testimony was presented by a representative of a common interest community in Mission Hills. Opposition testimony was received from a private citizen who lives in a common interest community. There was no other testimony.

According to the fiscal note prepared by the Division of the Budget, passage of SB 101 would have no fiscal effect.

*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 <http://www.kslegislature.org>