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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 2013 legislative session, we will continue to work for fair and decent housing for all.

TESTIMONY ON H.B. 2075

We come before you today "Neutral, With Reservations and Solutions."

Over the last several years we have always had to oppose the various versions of this effort by Representative Frownfelter because of concerns that the property rights of the people of Kansas could be subject to misuse with the definitions of abandoned property as they were written.

While H.B. 2075 is much better than it's predecessors, we still have several concerns which could be easily solved with 3 revisions.

- 1) Change the definition of "blighting influence" to the definition as proposed by the Realtors, with the additional change of striking the word "disrepair." We believe that those changes would better define what most people would understand as being actual blight.
- 2) On page 2, line 38, remove the words "certified or." When attempting to take property from a rightful owner, every precaution must be taken to make sure the notice was properly given, and it was either accepted, refused, or otherwise undeliverable.
- 3) On page 2, line 39, change to "30 days" instead of 20 days, again for the purpose of making sure the property owner has adequate time to see the notice.

We believe that with these changes, H.B. 2075 could meet all of it's intentions, and better protect the rights of property owners in Kansas.

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