

SESSION OF 2013

**SUPPLEMENTAL NOTE ON HOUSE BILL NO. 2204**

As Amended by Senate Committee on Judiciary

**Brief\***

HB 2204 would amend a provision allowing a mortgagor to agree in the mortgage instrument to a shorter period of redemption than 12 months or wholly waive the period of redemption. The bill would clarify that an existing exception for mortgages covering single- or two-family dwellings owned by or held in trust for natural persons would be applicable only when held in trust by natural persons owning or holding the dwelling as their residence.

**Background**

In the House Committee on Judiciary, a representative of the Kansas Bankers Association (KBA) appeared in support of the bill. No others offered testimony.

The House Committee amended the bill to strike the requirement that a residence be the "principal" residence of natural persons and replaced it with the requirement that the dwelling is "their" residence.

In the Senate Committee on Judiciary, a representative of the KBA appeared in support of the bill and offered an amendment to remove proposed new language concerning creditors who may redeem and restore the text in current statute.

The Senate Committee adopted the KBA amendment.

---

\*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>

The Division of the Budget's fiscal note for the bill, as introduced, indicates passage would have no impact on the judicial branch.