SESSION OF 2026

CONFERENCE COMMITTEE REPORT BRIEF
HOUSE BILL NO. 2560

As Agreed to on 3/26/26

Brief*

HB 2560 would authorize the sale of certain property on behalf of Kansas State University (KSU) and amend statute to exempt state educational institutions from certain statutes upon promulgation of policy by the state educational institution and the subsequent approval by the Kansas Board of Regents (KBOR), including statutes concerning the execution of contracts, procurement of goods and services, transactions involving easements, disposition of surplus property, establishment of hospitality limitations, and participation in the Kansas Quality Program.

Sale of Property

The bill would authorize KBOR, on behalf of KSU, to sell and convey all rights, title, and interest, subject to all easements and appurtenances, of certain real property described in the bill. The bill would also provide that, if KBOR determines the legal description of the real estate described in the bill is incorrect, then the conveyance may include the correct legal description.

The bill would exempt the sale of the real property described within it from statutory appraisal and state surplus property requirements and direct all proceeds from the sale to be credited to the Housing System Repair, Equipment and Improvement Fund of KSU.

The bill would require the Attorney General to review and approve the deed, titles, and conveyances prior to KBOR making or accepting any conveyance of such property or upon the correction of the legal description of such property.

The bill would also require that such real estate would be conveyed on or before July 1, 2028.

State Educational Institutions Contracts, Easements, and Procurement

For purposes of the bill, “state educational institution” would mean Emporia State University, Fort Hays State University, Kansas State University, Pittsburg State University, University of Kansas, and Wichita State University.

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*Conference committee report briefs are prepared by the Legislative Research Department and do not express legislative intent. No summary is prepared when the report is an agreement to disagree. Conference committee report briefs may be accessed on the Internet at https://klrd.gov/

Authorizing Promulgation of Certain Policies

The bill would authorize state educational institutions (institutions) to promulgate policies, approved by KBOR, to:

- Execute contracts and other agreements for the operation, management, or support of facilities, programs, or activities;

- Procure goods, services, materials, supplies, printing, and insurance, provided that:

    - The procurement policy provides for a competitive bid process;
    - Prohibit a contractor from using an architect that is employed by, or a part of, the same business entity as such contractor unless the architectural drawings are reviewed by the institution's director of facilities, or their designee, to ensure compliance with contract documents and the institution's building standards; and
    - Establish a qualifications-based selection process based upon the qualifications and competence of a firm for the procurement of architectural, engineering, surveying, and related design services and does not request or consider the price of services prior to commencing negotiations with the most qualified firm; and

- Grant or convey right-of-way easements on any land owned by the state educational institutions, provided that such policies safeguard public interest and protect use and provided that the easements are granted to a public entity or public utility.

The bill would authorize institutions to have policy reference the list of firms qualified to provide engineering or land surveying services prepared pursuant to continuing law.

The bill would also state that institutions are exempt from any additional policy, process, or procedure requiring the submission, review, or approval of any such procurement, purchase, or contracting for goods or services or of any easement, provided that the policies relate to statutory requirements for which an institution would be exempt by having promulgated policies that have been approved by KBOR.

The bill would also prohibit KBOR from granting or conveying right-of-way easements to any person and require any such easements to be granted or conveyed to a public entity or utility.

Property Inventory

The bill would require the state educational institutions to maintain an inventory record showing all fixed and movable property.

Legislative Request

The bill would allow a legislator to request and receive, from an institution and KBOR:

- A copy of all policies promulgated pursuant to this section of the bill; and

- A copy of any signed contract with public or private entities for the operation, management, or support of any state educational institution facilities, programs, or activities.

The bill would require each request to be acted upon no later than the end of the fifth business day following the date the request is received.

Exemptions from Certain Related Statutes

The bill would also exempt a state educational institution from certain statutes that correspond to policies promulgated by a state educational institution and approved by KBOR concerning:

- Granting or conveying right-of-way easements on any land owned by the state educational institutions;

- Architectural, engineering, and land surveying services;

- Maintaining inventory records designed by the Director of Accounts and Reports, Department of Administration (Director), and taking physical inventory as directed by the Director;

- Determining limitations and procedures relating to official hospitality expenditures;

- Requiring certain contracts to be reviewed by the Attorney General, purchase orders to be made on forms prescribed by the Director, and purchase orders to be signed by the Director of Purchases, Department of Administration;

- The requirements of the Kansas Quality Program;

- Following board policies concerning disposition of personal property of the institutions; and

- Following board policy concerning purchases, procurement, and competitive bidding; project architects; negotiating committee requirements; exemptions from local building codes, permits, and fees; and written program statements for the construction of buildings and major repairs.

Conference Committee Action

The Conference Committee agreed to the contents of HB 2560, as passed by the Senate, and to insert the contents of Sub. for HB 2798, as passed by the House, with the following amendments:

- Require the procurement of architectural, engineering surveying, and related design services to utilize a qualifications-based selection process which considers the qualifications and competence of the firm and does not request the price of such

services prior to the selection and commencement of negotiations with the most qualified firm; and

- Authorize a contractor to use an architect employed by or a part of the same business entity as such contractor if the institution's director of facilities reviews the architectural drawings to ensure compliance with the contract and the institution's building standards.

Background

The bill contains the contents of HB 2560 as passed by the Senate and Sub. for HB 2798 as passed by the House. Background information for each bill is provided below.

HB 2560 (Land Sale Rights)

The bill was introduced by Representative Roeser.

House Committee on Higher Education Budget

In the House Committee hearing on February 11, 2026, **proponent** testimony was provided by a representative of KSU who detailed the history of the property as housing for the Honors Program and stated KSU plans to use the proceeds from the sale of the property to support renovation of three residence halls: Boyd, Putnam, and Van Zile, which will continue to house the Honors Program. No other testimony was provided.

Senate Committee on Education

In the Senate Committee hearing on March 11, 2026, **proponent** testimony was provided by Senator Starnes and a representative of KSU. The proponents generally indicated their support for the ability of KSU to sell underutilized property. No other testimony was provided.

Senate Committee of the Whole

The Senate Committee of the Whole amended the bill to require the real estate to be conveyed on or before July 1, 2028. [*Note:* The Conference Committee retained this amendment.]

Sub. for HB 2798 (Policy Promulgation Authorization)

The bill was introduced by the Committee on Appropriations.

House Committee on Higher Education Budget

In the House Committee hearing on March 12, 2026, **proponent** testimony was provided by Representative Croft and the Chief of Staff for the Office of the Governor. The proponents expressed satisfaction that the bill would remove "red tape" for the research universities, highlighting the necessity of this change for research to be efficient and keep pace with innovation.

Opponent testimony was provided by representatives of KBOR and the American Institute of Architects. The representative from KBOR expressed concerned with vague language in the bill defining moneys and the differential treatment of research universities. The representative from the American Institute of Architects raised concern with the effective removal of the competitive procurement bidding process for research universities.

Neutral testimony was provided by a representative of the University of Kansas, who expressed support for removing administrative "red tape" so that money could be better spent on other productive services beyond administrative services.

No other testimony was provided.

The House Committee amended the bill to:

- Remove the definition of "research university," which was defined to include Kansas State University, University of Kansas, and Wichita State University;
- Remove language stating such policies only involved expenditure of state moneys;
- Remove language authorizing state educational institutions to incur liabilities and secure obligations;
- Remove language authorizing each state educational institution to purchase or sell real or personal property;
- Remove language authorizing each state educational institution to plan, construct, remove, or remodel buildings, grounds, or infrastructure;
- Remove the requirement that each state educational institution not be subject to any process or procedure requiring any additional submission, review, or approval of any capital expenditure or to any additional capital planning or capital budgeting processes;
- Remove a requirement for each state educational institution to follow nationally recognized fire codes and undergo inspection by the State Fire Marshal;
- Require a report of all policies and contracts agreed upon between the state educational institutions and KBOR be sent to a legislator within five business days if requested; and
- Make technical amendments to implement the intended policies.

The House Committee recommended the amended contents be placed into a substitute bill.

[*Note:* The Conference Committee retained these amendments.]

House Committee of the Whole

The House Committee of the Whole amended the bill to:

- Prohibit KBOR, and state educational institutions via promulgated policies, from granting or conveying right-of-way easements to any person and requiring instead that such easement be granted or conveyed to a public entity or utility; and
- Prohibit a contractor from using an architect that is employed by or part of the same business as such contractor.

[*Note:* The Conference Committee retained these amendments.]

Fiscal Information

HB 2560 (Land Sale Rights)

According to the fiscal note prepared by the Division of Budget on HB 2560, as introduced, KSU estimates revenue of $2.0 million in FY 2027 as a result of the sale. Any fiscal effect associated with enactment of the bill is not reflected in *The FY 2027 Governor's Budget Report*.

Substitute for HB 2798 (Policy Promulgation Authorization)

According to the fiscal note prepared by the Division of the budget on HB 2798, as introduced, the Office of Attorney General, the State Historical Society, and the Kansas Department of Transportation indicate enactment of the bill would have no fiscal impact on those agencies. Additionally, no fiscal impact could be determined for the following agencies: the Department of Administration, Department of Revenue, KBOR, KSU, Wichita State University, Kansas Association of Counties, and the League of Kansas Municipalities. The University of Kansas states for every $100.0 million in spending that typically escalates at 5.0 percent each year, the University estimates it would save approximately $2.5 million if the procurement timeline was reduced by six months. This cost savings is due to a decrease in construction-related inflation risk. The fiscal note states Emporia State University, Fort Hays State University, and Pittsburg State University did not respond to the to the Division of Budget's request for fiscal information.

Kansas State University; sale of property; Manhattan; Riley County; State educational universities, administrative, bidding process, policy, state board of regents, easements

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