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TALK
The Associated Landlords of Kansas

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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.

In this 2026 legislative session, we will continue to work for fair and decent housing for all.

Opposition Testimony on HB 2768

Section 1 of this Bill requires the Landlord to accept multiple payments given in advance of the rental payment date, as long as the full amount of the rent is paid by the due date.
Many landlords already do this type of arrangement. Others do not for various reasons, including the following…

1) **The bookkeeping involved in doing so, especially for more than one unit, can become incredibly time consuming. Multiple receipts must be produced.**
2) **Often the final payment is delayed for various reasons. At that point the Tenant believes that their partial payment should automatically grant them an extension which is not the case.**
3) **When the Tenant receives a late charge and/or a 3 day notice just as if no payment had been made they feel that the Landlord is cheating them.**

It is far better to let the Landlord and Tenant jointly agree as to the terms of their payment relationship than it is to have the State mandate it.

Section 2 requires the Landlord to consider almost all lawful sources of money and/or income.

Landlords already consider those sources, and make their determinations based on the business concept of proper risk management just like banks, car dealerships, credit card companies, and other business entities do.

Some Landlords, like other businesses, are willing to take higher risks than other will. That is their right as an American business person.

Some, especially those that have been burned in the past, are not. That is also their right.

Turning over the keys to a property valued at tens and hundreds of thousands of dollars requires a thorough assessment of the risk you are willing to make.