KANSAS MANUFACTURED HOUSING ASSOCIATION

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DATE: Tuesday, February 24, 2026

TO: Chairman Tarwater and Members of the House Commerce, Labor & Economic Development

FROM: Martha Smith, Executive Director, Kansas Manufactured Housing Association

RE: HB 2768 – Residential Landlord Tenant Multiple Payments

Chairman Tarwater and Members of the House Commerce, Labor & Economic Development Committee:

HB 2768 places a significant operational and legal burden on housing providers that will increase costs and risk across the rental market**.** By requiring landlords to accept and track multiple rent payments, the bill adds administrative complexity, increases payment processing costs, and creates more opportunities for errors and disputes. More concerning, it imposes strict liability by penalizing landlords with damages, punitive damages, and attorney fees for technical violations—even when acting in good faith. This creates a litigation risk that is disproportionate to the conduct and will ultimately be priced into higher rents or reduced housing supply.

In addition, HB 2768 conflicts with the policy direction established in HB 2504 by undermining landlord discretion through new mandates. While HB 2504 affirms that housing providers should be free to apply their own screening criteria and evaluate risk, HB 2768 restricts that discretion by dictating how income must be considered. Together, these policies send mixed signals, increase legal uncertainty, and discourage investment in housing. For these reasons, HB 2768 should not move forward.

Ultimately, this bill shifts significant cost, risk, and administrative burden onto housing providers without providing the tools or flexibility needed to manage that risk**.** Those added burdens will not disappear—they will be absorbed through higher rents, tighter screening, or fewer housing options. For these reasons, we respectfully urge opposition to HB 2768.

Thank you for your consideration.