Kansas Statewide
Homeless Coalition

Proponent Testimony for HB 2768
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Chair Tarwater and Members of the House Committee on Commerce,

Thank you for the opportunity to speak today in support of House Bill 2768.

My name is Myranda Agnew. I serve as a Regional Coordinator for the Kansas Statewide Homeless Coalition and I am a member of the Kansas Housing Advocacy Network. In these roles, I work with local homeless response systems, housing providers, landlords, and community partners across Kansas to remove barriers that prevent families from securing and maintaining safe, stable housing.

That is why I support HB 2768. It removes unnecessary barriers that push Kansans into housing instability, even when they are doing everything they can to stay housed.

First, this bill ensures that all lawful income can be considered when landlords apply standard income criteria. Today, many rental applications are processed through automated systems that only count taxable wage income. That means VA disability benefits, Social Security, retirement income, and child support may not be fully recognized in screening calculations.

These are lawful and reliable income sources. For many seniors and veterans, they are fixed and predictable each month. Yet when screening software fails to count them, qualified applicants can be denied before a human being ever reviews their file.

HB 2768 does not mandate that a landlord approve a tenant. It simply ensures that all lawful income can be considered when applying standard criteria. That is a balanced and reasonable adjustment that reflects how people actually earn and receive income in Kansas.

Second, the bill addresses an issue we are increasingly seeing with automated rent payment systems. Many online portals are structured to reject multiple payments toward rent, even when the full balance would be paid on time. If a tenant wants to split payment between accounts, or if a family member or charitable organization offers to help cover a portion of the rent, the system may block the transaction.

The result can be late fees and avoidable court filings, not because the funds were unavailable, but because the payment system would not accept them.

HB 2768 allows landlords to continue requiring full payment on time. It preserves the ability to charge processing fees on each transaction. It also ensures that if the full rent is tendered on time, even in multiple payments, it can be accepted.

This bill aligns rental practices with common sense financial standards. Other industries routinely accept multiple timely payments toward a single obligation. Allowing the same flexibility in residential rent simply supports responsible payment and reduces unnecessary disputes.

When one third of Kansas households are renters and 37 percent of renter households earn below 50 percent of area median income, small system barriers have large consequences. HB 2768 makes a modest correction that promotes fairness, responsible payment, and economic stability in our rental market.

For these reasons, I strongly support HB 2768.

Thank you for your time and consideration.