Habitat for Humanity® Kansas

We build strength, stability, self-reliance and shelter.

Senate Committee on Judiciary

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Written-Only Proponent Testimony to House Bill 415

Chair Warren and Members of the Senate Committee on Judiciary:

Thank you for the opportunity to provide **proponent testimony** on **Senate Bill 415**. Habitat for Humanity Kansas (Habitat Kansas) envisions a world where everyone has a decent place to live. We support policies that address needs across the housing continuum including strengthening the Kansas Residential Landlord Tenant Act (KRLTA) and ensuring hard working Kansas families get what they pay for as consumers. Kansans should be afforded the ability to rent housing that is decent, safe and habitable.

Corporate ownership has greatly changed the housing markets in Kansas, especially in more urban and suburban communities. In the Kansas City region, where my affiliate sits, corporate landlords own almost 80% of multi-family units in the region. Of those, almost 50% of units are owned by out of region investors.[1] Too many times in the last year have Kansas communities faced corporate landlord properties that reach such abysmal conditions that Kansas families are given little notice of vacating the premises as the properties are condemned. Our affiliates across Kansas have seen this play out in their communities from Aspen Place Apartments in Gardner, Timberlee in Topeka, and Emery Gardens in Wichita.

Under current law, when rental housing is deemed uninhabitable, law-abiding renters are forced to evacuate and have few or no legal options to recover lost rent or funds for relocation. **SB 415** gives them a tool to make it clear that the Kansas Consumer Protection Act (KCPA) extends to renter households and hold landlords accountable. It also allows the district attorney or the Attorney General to enforce the KCPA and recover damages and fees for the renters.

Every Kansan paying their hard-earned dollars should have a way to require their landlord provide safe and habitable homes. It is time for the state to ensure Kansas families have the tools to do so by passing **SB 415**.

Thank you for your consideration, and we urge your support.

[1] LISC KC, "Buying the Block Report," June 2025, https://www.lisc.org/kansas-city/what-we-do/affordable-housing/buying-block/