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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 SB 415

In Kansas Landlords and Tenants are extremely lucky.

In 1975 a national committee created what they believed to be a model set of rules that would protect the interests of both parties. They offered it to the States and many studied and reviewed it.

"The Kansas Residential Landlord and Tenant Act" (K.S.A. 58-2540 through 58-2573) was wisely adopted and put into our statutes shortly thereafter.

Over the years I have had occasion to talk to people in other states to see how their laws are compared to ours.

It appears that most states adopted at least some form of the 1975 model act.

To the best of my knowledge Kansas is the only state that has not fallen victim to tinkering with very many "fixes" to this extremely fair and balanced act.

As a result, we have had very few problems over the last 50+ years.

This year has seen a flood of "fixes" introduced. I imagine most will be withdrawn as people find that they not necessarily fair and balanced fixes or they are already covered under the existing Landlord Tenant law.

SB 415 appears to propose replacing the fair and balanced approach to rental housing and replace it with a heavy-handed method that most likely will only hurt the supply of affordable rental housing across the state.

If there truly are concerns with existing laws, introducing multiple proposals as is being done in both the House and Senate is not the way to do it.

A better, more productive way would be to have an interim committee study all proposals during a Summer Session to avoid the possibility of The Law of Unintended Consequences coming back to haunt both Landlords and Tenants.