KANSAS MANUFACTURED HOUSING ASSOCIATION

3521 SW 5th Street, Topeka, Kansas 66606 * 785-357-5256 * martha@kansashome.net

DATE: February 11, 2026

TO: Senator Kellie Warren, Chairwoman of Senate Judiciary Committee and Members of the Senate Judiciary Committee

FROM: Martha Smith
Kansas Manufactured Housing Association

RE: SB 415 – Violations of the Kansas Residential Landlord Tenant and the Kansas Consumer Protection Act

Thank you, Chairwoman Warren and members of the committee, for the opportunity to provide testimony in opposition but requesting an interim study on the 20 plus bills that propose changes to the Kansas Residential Landlord Tenant Act.

I appreciate the intent behind this bill and the attention the Legislature is giving to housing issues this session. At the same time, a significant number of landlord-tenant proposals have been introduced, many of them touching on overlapping subjects—habitability, remedies, notice requirements, and enforcement mechanisms that interact with one another in meaningful ways. Each bill addresses a piece of the broader system, but taken together they represent a substantial shift in how Kansas structures its landlord-tenant framework.

Because these proposals are moving at the same time, it is difficult to fully understand how they would function collectively or whether they would create gaps, duplications, or unintended consequences. Several of the bills aim to strengthen tenant protections, others adjust landlord obligations, and others create new pathways for enforcement. Evaluating them individually risks missing how they interlock.

For that reason, I respectfully ask the committee to consider directing an **interim study** to examine these issues in a coordinated way. An interim would allow a more complete review of:

- How the various bills introduced this session overlap or conflict
- What enforcement mechanisms are most effective and proportionate
- How to ensure clarity and predictability for both tenants and housing providers
- How other states structure similar provisions and what lessons might apply here

An interim process would give stakeholders—tenants, landlords, local governments, courts, and enforcement agencies—an opportunity to work through these questions together and help the Legislature craft a coherent, balanced update to the Residential Landlord and Tenant Act.

I appreciate the committee's attention to these issues and the thoughtful discussion and consideration of an Interim Study.