



**KANSAS**  
ASSOCIATION OF  
**COUNTIES**

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House Commerce, Labor and Economic Development Committee  
January 30, 2025  
HB 2088

Kansas Association of Counties  
Opponent Testimony

Chairman Tarwater and members of the Committee:

Thank you for allowing the Kansas Association of Counties to offer opponent testimony on HB 2088, which would require cities and counties to issue building permits and other approvals for real estate development within specific deadlines.

The Kansas Association of Counties (KAC) and its member counties oppose HB 2088 because the deadlines imposed under this legislation could force member counties to make hasty determinations without all pertinent information and adjoining landowner feedback.

Permitting and approval of land use is not an application, it is a process. This is a process because the submission of the application is simply the first step in gaining approval. For smaller projects, submission of that application may be the only real step. For larger projects, however, there may be numerous other steps to complete prior to gaining final approval. As such, starting the clock upon receipt of a completed application may make it difficult for a county to consider a more complex project.

This is especially crucial in situations where a zoning change is requested, or when approving a conditional or special use permit. These applications also incorporate feedback from nearby landowners, giving them an opportunity to express support or opposition for the change or new use. This feedback is a critical step in the approval process and should not be arbitrarily limited by a 60-day running clock.

Additionally, many projects mature over time, with new information becoming available after the initial application. Again, this new information is important in the overall development of the project and should not be discounted. Developers also should not be disincentivized to adjust their project during the approval process, as these changes may represent a better overall project for the community as a whole.

As proposed, HB 2088 does not allow this type of flexibility. As such, this legislation could do more harm than good. As a result, KAC opposes HB 2088 and would ask that the committee not advance this legislation.

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