



January 30th, 2025

Testimony in Opposition to HB 2088
House Commerce Committee
Written Only

Chairman Tarwater and Members of the House Commerce Committee:

The Northeast Johnson County Cities of Prairie Village, Mission, Merriam, Roeland Park, and Westwood Hills oppose HB 2088 which would enact fast-track permits to require local governments to meet specified deadlines for issuing building permits.

Not only does HB 2088 erode local control, a one-size fits all approach to approval timelines and a wide-range of project types does not factor in the complexity of larger scale developments. Our cities are concerned with the following language in particular: "If a local government fails to provide written notice to an applicant of the approval or denial of an application within 60 days from the date that such application is received or deemed received by the local government pursuant to subsection (a)(1) or (2), the application shall be deemed approved by the local government." In some cases, sixty days is an unworkable timeline for major mixed-use, commercial, or multi-family projects, particularly for our smaller cities. While most day-to-day permits are approved well within a sixty-day timeline, there are some instances where major projects may require more time and attention, particularly if coordination with other entities, i.e. utilities, is required. We believe this section in particular may cause unintended consequences of staff potentially denying applications rather than working through issues due to arbitrary deadlines.

Other concerns include Section 3 (a)(2) which does not allow for additional filing fees for resubmissions. Cities should have the ability to recover reasonable costs for staff time associated with review of resubmissions resulting from an incomplete application. Section 4(b) also poses potential problems because plats require additional public notices. Applying the same deadlines to plat approvals as building permits could result in the need to call special meetings, etc., to meet the prescribed timelines.

For these reasons we oppose HB 2088 and request the Committee not advance this bill.

Stuart J. Little, Ph.D.
Little Government Relations
stuartjlittle@mac.com