



**KANSAS
REALTORS®**

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STRONGER TOGETHER

To: House Federal and State Affairs Committee
From: Mark Tomb, VP of Governmental Affairs
Date: February 5, 2026

Re: Proponent Testimony HB 2504

On behalf of Kansas REALTORS®, thank you for the opportunity to provide proponent testimony regarding HB 2504, legislation that would prevent cities from further interfering into the private property rights of Kansas landlords. Kansas REALTORS® represent over 10,000 members involved in residential, agricultural and commercial real estate and have advocated on behalf of the state's property owners for more than 100 years. REALTORS® serve an important role in the state's economy and are dedicated to working with our elected officials to create better communities by supporting economic development, a high quality of life and providing affordable housing opportunities while protecting the rights of private property owners.

We support HB 2504 because it is fundamentally about protecting private property rights and preventing unnecessary government overreach into private housing decisions. At its core, HB 2504 ensures that cities and counties do not exceed their authority by regulating private rental decisions that have nothing to do with health or safety. Property ownership includes the right to decide how property is used, who it is rented to, and under what lawful terms. When local governments attempt to mandate participation in specific housing programs or restrict the tools landlords use to evaluate risk, they infringe on those rights.

Kansas REALTORS® believe that rental regulations should focus on health, safety, and habitability, not on dictating business decisions that are best left to property owners. HB 2504 appropriately restores that balance by setting clear statewide standards and preventing a patchwork of local ordinances that undermine property rights and create uncertainty for housing providers.

Voluntary Participation in Housing Assistance Programs

HB 2504 rightly preserves the voluntary nature of participation in federal housing assistance programs, including the Housing Choice Voucher (Section 8) program. While these programs serve an important purpose, they also impose significant administrative, financial, and operational burdens on housing providers, including inspections, documentation requirements, and ongoing compliance obligations.

Local ordinances that effectively force participation, such as source-of-income mandates, discourage investment and can reduce the availability of private rental housing over time. Allowing landlords to decide whether participation is appropriate for their property encourages sustainable engagement while keeping housing options available in the private market. This approach is consistent with policies adopted in neighboring states and reflects sound housing policy.

Protecting Reasonable Screening Practices

HB 2504 also protects a landlord's ability to rely on objective, reasonable screening criteria, including

income verification, credit history, and criminal background checks. These tools are essential for managing risk, maintaining safe communities, and supporting long-term housing stability. Restricting access to this information does not improve housing outcomes; instead, it increases risk, drives up costs, and discourages small property owners from remaining in the rental market. The bill ensures that housing providers can continue to make informed decisions that benefit both tenants and property owners.

Fairness and Housing Stability

The legislation also preserves flexibility related to security deposits and property transactions, including the ability to sell or transfer property without mandatory rights of first refusal. These provisions support reinvestment, refinancing, and responsible property management, key components of maintaining and expanding Kansas's housing supply.

Importantly, HB 2504 does not weaken fair housing protections. All federal and state anti-discrimination laws remain fully in effect, and the bill expressly preserves protections related to veteran benefits. The legislation strikes a careful balance between preventing unlawful discrimination and protecting lawful, reasonable housing practices.

Conclusion

HB 2504 is a measured, thoughtful response to growing local government overreach into private housing decisions. It protects private property rights, promotes consistency across the state, and ensures that housing providers can continue to invest in and maintain rental housing for Kansas families. For these reasons, Kansas REALTORS® respectfully urge the Committee to support HB 2504. Thank you for your time and consideration.