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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.

Testimony on H.B. 2504

Contrary to what the opponents of this Bill believe, this is offered to protect and preserve the ability of Tenants to continue to seek out and find available housing in Kansas. In places that require Landlords to ignore what they believe to be good business practices, many property owners decide to get out of the business all together rather than risk what they believe will be financial devastation. Fewer housing providers hurt prospective Tenants by decreasing the available choices.

In line 16-20. A good example would include Section 8 housing. Many Landlords like the program because this Federal program promises monthly checks and yearly inspections of the Tenants home. However, as we have seen in the Topeka program, they are not doing the inspections, and the city of Topeka is trying to find a way to replace those missing inspections using city resources. Occasionally a dispute between the Tenant and Section 8 will result in the “guaranteed” money no longer being sent.

Section 8 also has a pre-acceptance inspection of the property before agreeing to contract with the property owner. This process often takes as long as 2-3 months, during which the property must remain vacant, which is a huge financial loss for the property owner. Again, some Landlords choose to accept these risks, while others cannot afford to.

Other government programs, and some charitable programs offer help as well, but the risk factor involved in any of these is often too big for some property owners.

Lines 21-26. Landlords are turning over the keys to property worth tens and hundreds of thousands of dollars. The very definition of poor, risk filled, and self-destructive business practice is not doing thorough and complete background checks before doing business with someone. Often a property owner will choose not to do some of these. That is a risk that only they should be able to choose.

Lines 27-28. The Kansas State Landlord Tenant Law (58-2550) already defines the legal amounts of Security Deposits allowed, and for the terms and conditions of return at the end of the tenancy.

Lines 29-30. Good business practice dictates that a property should be put on the open market to all to determine the actual value. In some cases the property owner may want to deed the property to a family member, friend, or business associate. These local laws would prohibit that.

Please help us to continue to be able to provide housing to those who need it.