

[Natalie Allen]

[naallen15@gmail.com]

Opponent Testimony

HB 2504 - Prohibiting municipalities and counties from prohibiting landlord practices

Written Testimony Only

Good morning Chair Kessler and Honorable Committee Members,

Thank you for taking the time to read this testimony in opposition to HB 2504. We are Topeka Tenants, a Topeka-based advocacy organization that speaks up on behalf of tenants who are taken advantage of by their landlords through lawful or unlawful actions. We are writing today to encourage you to **oppose** HB 2504 for several reasons. This bill will eliminate important local legislation that protects tenants from abuse. Not only will this cause an exceptional increase in housing insecurity statewide, and an increase in violations of the rights of tenants, HB 2504 also robs local governments of the freedom to tackle local issues without having to go through the state legislature. The effect of this bill will be devastating.

Renters comprise 33% of Kansans, most of whom are lower income workers. By preventing local governments from implementing tenant right reforms, HB 2504 effectively grants landlords sweeping abilities to exploit renters. HB 2504 removes security deposit regulation, denies tenants the chance to purchase their living space and grants landlords the ability to arbitrarily discriminate against tenant housing applications. This bill additionally takes away Kansans' right to vote on tenant reforms within their own cities. HB 2504 unfairly removes important tenant protections, and even the possibility of future reform, in favor of enabling landlord abuse.

If you look closely, you'll see that HB 2504 explicitly protects veterans from the very discriminatory practices outlined in the bill. We believe that all renters, both veteran and otherwise, should receive those same protections. This bill could have effects on people living with disabilities as well low income workers. Many Kansans are supported by housing assistance, and would suffer lower quality of life if this bill were to pass. People who utilize housing assistance programs often have a difficult time finding housing to rent, due to discriminatory beliefs that property owners and managers hold.

Please, allow Kansans the right to be represented by their cities and counties for tenant concerns and oppose HB 2504.

Thank you,

Natalie Allen

Anna Bailey

Private citizen

2/5/2026

HB 2504 Opponent Written Only Testimony

Dear Chair Kessler and Members of the Committee,

Thank you for the opportunity to share my thoughts on HB 2504. My name is Anna Bailey and I am a voter and home owner in Lawrence. I want all my neighbors to have a decent place to live, no matter if they are a tenant or homeowner, a worker, retired or disabled. I urge you to vote NO on HR 2504, which would make it harder for my and other Kansas communities to make this a reality.

Kansans are struggling with the cost of housing, and renters bear the brunt of that burden. More than 140,000 Kansans pay more than half their income on rent each month. That makes it harder to afford other basic needs like food and childcare. The state should be adding - not taking away - tools our communities can use to address the housing crisis.

For instance, families looking for a rental home shouldn't be turned away just because they rely on disability benefits, social security income or a housing voucher to pay rent. Making it even harder for those struggling the most to find a home puts them at greater risk of having to accept substandard housing or being forced into homelessness.

Kansas law already greatly favors landlords, and that is still the case when jurisdictions adopt policies to try and protect and support tenants. Limiting communities' policy levers is unnecessary and harmful. It directly undermines local democracy by interfering with the decisions of duly-elected local officials.

Thank you for your consideration. I strongly encourage you all to vote NO on HB 2504

Web-Ex Opponent Testimony to House Bill 2504

Christine English-Baird

Hearing Date: February 5, 2026

Dear Chair Kessler, Vice Chair Schmoe, and Members of the House Committee on Federal & State Affairs,

My name is Christine English-Baird, and I live in Haysville, Kansas. I'm writing to share my deep opposition to HB 2504/SB 391. As a survivor of domestic violence who has experienced both homelessness and housing insecurity, I know how fragile stability can be and how vital local renter protections are for people trying to rebuild their lives.

When I left an abusive relationship, I didn't just lose my home—I lost safety, stability, and the fragile normalcy I had built. Starting over with nothing except the clothes on my back meant trying to find housing with very little money, poor credit after financial abuse, and limited resources. Many survivors face the same obstacles. We are often turned away because of low income, a spotty rental history, or a past eviction that may have been tied to abuse. Some landlords even discriminate when they learn someone is using housing assistance, or they require deposits that are simply out of reach for most working class Kansans, not just those of us recovering from violence.

That's why local protections are so important. Ordinances that prevent income discrimination, limit high deposits, and protect privacy help survivors access housing and maintain it safely. They can mean the difference between a survivor finding a safe home or ending up back with an abuser or on the street.

HB 2504/SB 391 would strip local governments of the power to create those protections. It would prevent communities from addressing the unique housing needs of survivors and other renters facing hardship. For survivors, that could mean being forced to disclose personal or traumatic information that should remain private, being denied housing because we rely on rental assistance, or losing the little stability we've managed to rebuild.

Domestic violence is one of the leading causes of homelessness and housing insecurity for women and children in Kansas. Victims work hard to move forward but without safe housing, healing and rebuilding become almost impossible. HB 2504/SB 391 would take away the flexibility cities and counties need to protect us.

I fought hard to find safe and fair housing when I escaped violence. I believe every survivor deserves that same chance. This bill would make it harder for them to do what Kansas values most, and that is to work hard, take care of our families, and contribute to our communities.

Thank you for taking the time to hear my story. It takes bravery to leave abuse, and it takes community support to start over. Please keep in mind that bills like HB 2504/SB 391 can have life-or-death consequences for survivors like me seeking stability and hope.

Sincerely,
Christine English-Baird
Haysville, KS

Cassandra Barrett

PRIVATE CITIZEN

2/5/2026

HB 2504 Opponent Written Only Testimony

Chair Kessler and Members of the Committee, thank you so much for taking the time to review my testimony on HB 2504. My name is Cassandra Barrett and I am a voter from Lawrence, Douglas County. I am writing today to strongly encourage the committee to vote NO on HB 2504.

I am a health care professional who works with disabled children and their families. Specifically, I have been involved in efforts to increase specialty care access to families in rural areas. Given the intense medical cost of having a medically complex child, many of my patients rely on housing vouchers. I live in Lawrence, KS where housing affordability and accessibility is a major issue. Source of Income discrimination protections have helped families here to access housing that was previously not accessible to them. The majority of voucher users are elderly and/or disabled individuals and their families. These folks are my patients and neighbors. It pains me that these protections are not available to most of my more rural patients. It is even more difficult to think of our state legislature preventing these types of protections for those who may be able to benefit them from them in the future. Ultimately, city and local lawmakers know what is best for their communities that they are directly connected with. Before Source of Income protections in Lawrence, 80% of our housing stock was not available to voucher holders. Vouchers are guaranteed income for landlords and therefore arguably more stable than wage-based income. We all want housing that is accessible and affordable for those who need it.

I thank you for your consideration and hope you will join me in putting the needs of the most vulnerable Kansans first. I encourage you therefore to vote NO on the passage of HB 2504. Thank you.

Jacinta Bergkamp
jackberg15@gmail.com
Opponent Testimony
HB 2504 - Prohibiting municipalities and counties from prohibiting landlord practices
Written Testimony Only

Chair and Members of the Committee:

Thank you for the opportunity to provide testimony on House Bill 2504. I urge you to oppose HB 2504 as it will disproportionately harm young professionals, individuals ages 18 to 40, who are essential to Kansas' workforce, economic growth, and long-term community vitality.

Young professionals are often early in their careers, newly graduated, relocating for work, or building financial stability for the first time. While many have steady employment and the ability to pay rent, they frequently face barriers to housing due to limited credit history, student loan debt, or nontraditional income paths. House Bill 2504 would make these barriers worse by limiting the ability of cities and counties to adopt local policies that promote fair access to housing.

A particularly concerning aspect of this bill is its impact on rental screening practices, including the use of credit scores. Many young professionals have no or minimal credit, not due to financial irresponsibility, but because they have not yet had time to build credit or have intentionally avoided debt. Under this bill, landlords may treat a lack of credit the same as poor credit, allowing otherwise qualified tenants to be denied housing despite stable income and rental reliability.

When young professionals are unable to secure housing near employment opportunities, the consequences extend beyond the individual. Communities experience workforce instability, reduced talent attraction and retention, longer commutes, and delayed economic mobility. These outcomes undermine the competitiveness of Kansas cities and discourage young workers from putting down roots in our state.

Local governments are best positioned to understand their housing markets and workforce needs. House Bill 2504 removes local flexibility and replaces it with a one-size-fits-all approach that prioritizes landlord discretion over opportunity, impacting early career workers.

Young professionals are not seeking special treatment: they are seeking a fair chance to access housing while building credit, careers, and community ties. For these reasons, I urge the Committee to oppose House Bill 2504 and preserve local authority to support a strong, inclusive housing market that works for Kansas' future workforce.

Thank you for your time and consideration.

Cheryl Baker

From: Alex Bishel <agbishel@gmail.com>
Sent: Monday, February 2, 2026 6:38 PM
To: House Fed-State Affairs
Subject: No on HB 2504

You don't often get email from agbishel@gmail.com. [Learn why this is important](#)

Dear Honorable Committee members.

I'm writing to you to ask you to **oppose HB 2504**, a bill that was written in part by the Kansas Association of Realtors, to preempt regulations of landlords and realtors in cities and counties. This is a heavy handed, and unbalanced bill.. It prevents cities from using ordinances to regulate when landlords can refuse leases, and how much they can charge for security deposits. and it prevents cities from limiting what information landlords can ask for to determine if a tenant is income qualified. This is a really biased bill that would result in a lot of abuse of the average tenant in Kansas.

I want you to vote against this bill, because it's extremely lopsided. Tenants should be able to decide with their local governments how they should be protected. Also what freedom do we even have if we can't even make decisions about the places we live in in our own communities?

I prefer you allow Kansans to deliberate with their local governments with respect to concerns they have about their own living spaces.

With alarm,

Alex Bishel

Date: February 4th, 2026

Cat Butler, Wichita Tenant

Dear Chair Kessler and Vice Chair Schmoe, and Members of the Committee on Federal & State Affairs

Thank you for the opportunity to provide written proponent testimony regarding House Bill 2504, a bill

that prevents localities from passing ordinances to protect renters.

My name is Cat Butler and I am a community health worker in Wichita Kansas and I am a tenant.

HB 2504 removes decision-making power from the level of government best equipped to respond to

renters' real and immediate needs. Cities are closest to the people they serve. They see the impacts of

housing instability firsthand, they hear directly from renters and landlords, and they can respond in real

time. Unlike the state legislature, cities are not constrained by short legislative sessions or broad,

one-size-fits-all policies. Restricting cities from passing renter protections undermines local democracy

and replaces practical, community-driven solutions with rigid statewide limits that cannot reflect the

diverse housing conditions across our state.

To be clear, statewide tenant protections are essential and set an important baseline of rights for renters

everywhere. But a baseline should be a floor, not a ceiling. When cities face unique or urgent housing

challenges, they should retain the authority to build on state law and adopt stronger protections tailored

to their communities.

HB2504 undermines locally driven efforts to balance property rights with effective housing policy. Local

governments are often best equipped to understand and respond to the specific conditions in their

communities, yet this bill limits that ability while shifting the financial and administrative consequences

of inaction onto taxpayers.

For these reasons, I respectfully ask you to oppose HB 2504 and stand for local control, fiscal

responsibility, and common sense Kansas values.

Sincerely,

Cat Butler

Topeka Tenants

TopekaTenants@gmail.com Alex Buzicky, private citizen

Opponent Testimony

HB 2504 - Prohibiting municipalities and counties from prohibiting landlord practices

Written Testimony Only

On Behalf of Organization

Good morning Chair Kessler and Honorable Committee Members,

Thank you for taking the time to read this testimony in opposition to HB 2504. We are Topeka Tenants, a Topeka-based advocacy organization that speaks up on behalf of tenants who are taken advantage of by their landlords through lawful or unlawful actions. We are writing today to encourage you to **oppose** HB 2504 for several reasons. This bill will eliminate important local legislation that protects tenants from abuse. Not only will this cause an exceptional increase in housing insecurity statewide, and an increase in violations of the rights of tenants, HB 2504 also robs local governments of the freedom to tackle local issues without having to go through the state legislature. The effect of this bill will be devastating.

Renters comprise 33% of Kansans, most of whom are lower income workers.¹ By preventing local governments from implementing tenant right reforms, HB 2504 effectively grants landlords sweeping abilities to exploit renters. HB 2504 removes security deposit regulation, denies tenants the chance to purchase their living space and grants landlords the ability to arbitrarily discriminate against tenant housing applications. This bill additionally takes away Kansans' right to vote on tenant reforms within their own cities. HB 2504 unfairly removes important tenant protections, and even the possibility of future reform, in favor of enabling landlord abuse.

If you look closely, you'll see that HB 2504 explicitly protects veterans from the very discriminatory practices outlined in the bill. We believe that all renters, both veteran and otherwise, should receive those same protections. This bill could have effects on people living with disabilities as well low income workers. Many Kansans are supported by housing assistance, and would suffer lower quality of life if this bill were to pass. People who utilize housing assistance programs often have a difficult time finding housing to rent, due to discriminatory beliefs that property owners and managers hold.

Please, allow Kansans the right to be represented by their cities and counties for tenant concerns and oppose HB 2504.

Thank you,



¹ National Low Income Housing Coalition. (2024). *Out of Reach: Kansas*. Out of Reach 2024: The High Cost of Housing. Retrieved Jan. 29, 2026, from <https://nlihc.org/oor/state/ks>

Date: February 4th, 2026

Adalia Carter, Wichita Tenant

Dear Chair Kessler and Vice Chair Schmoie, and Members of the Committee on Federal & State Affairs

Thank you for the opportunity to provide written opponent testimony regarding House Bill 2504, a bill

that prevents localities from passing ordinances to protect renters.

My name is Adalia, I am a nanny, a delivery driver, and a tenant of Wichita. I have family members and

friends who are Kansas Citizens, and I have recently seen the negative effects of the state of Missouri's

overreach on their rental situations as well as those of thousands of others. A city ordinance protecting

tenants was passed and later blocked by Missouri lawmakers. Duly elected representatives should not be

prevented from making the best decisions for their constituents.

Kansas is a state with diversely populated cities and towns. Rental markets between our rural and metro

communities are very different, as are their people. City governments are equipped to deeply listen to

their constituents and to make policies that address their needs. State legislators do still have the right

and responsibility to pass laws protecting tenants, but this should not hobble cities from doing the same.

HB2504 weakens community driven approaches that balance property rights with practical housing

policy. Local leaders are often best positioned to solve local problems, and this legislation restricts that

flexibility while shifting potential costs onto taxpayers.

For these reasons, I respectfully ask you to oppose SB 391 and stand for local control,
fiscal

responsibility, and common sense Kansas values.

Sincerely,

Adalia Carter

Matthew Dickey

PRIVATE CITIZEN

2/5/2026

HB 2504 Opponent Written Only Testimony

Chair Kessler and Members of the Committee, thank you so much for giving me time to share my thoughts on HB 2504 with you today. My name is Matthew Dickey and I am a voter in Douglas County. I am writing today to encourage the committee to vote NO on HB 2504

HB 2504 strips many tenants of rights that should be available for Kansans. By removing the ability of local governments to address situations that may be unique to their jurisdictions Kansas risks underserving specific communities in particular housing vouchers are disproportionately used by the elderly on fixed incomes. There are generally no other options for these people and by allowing this type of discrimination you increase the reliance of people on government services that are often far more costly.

Additionally Housing Choice Voucher funding is use-it-or-lose-it. If landlords won't accept vouchers, that critical resource goes unused. The result? Our own tax dollars, sent to Washington, are returned there instead of staying here in Kansas to house families and support our local economy.

Once again, thank you for hearing my thoughts on this bill and I encourage you all to vote no on HB 2504.

Thank you

Ella Durham

Private Citizen

2/5/2026

HB 2504 Opponent Written Only Testimony

Chair Kessler and Members of the Committee, my name is Ella Durham and I am a voter in Douglas County. I am writing today to encourage the committee to vote NO on HB 2504.

As part of the approximate 32 percent of Kansans who are renters, this bill would have a direct, negative impact on my housing stability. Between 2018 and 2024, average rents have increased by about 25 percent while 35 percent of rental units priced affordably, under \$1,000 a month, have disappeared. HB 2505 disproportionately advantages corporate investors, who increasingly acquire housing, hike rents, and evict at higher rates than local landlords.

The Douglas County District Court has already affirmed that local ordinances protecting renters are a lawful exercise of authority in cases such as *Landlords of Lawrence v. City of Lawrence* (2024-2025). HB 2504 would invalidate these protections and ignore the voices of local stakeholders.

Preventing municipalities from require landlords to accept "Source of Income," such as Housing Choice Vouchers or Social Security, puts veterans, seniors, and families at risk of being excluded from safe housing despite having reliable funds to pay.

Further, Housing Choice Voucher funding is use-it-or-lose-it. If landlords won't accept vouchers, then our tax dollars go back to Washington instead of housing Kansans and supporting our local economies.

Thank you all for your time. I encourage you to stand with Kansas renters and for protecting local authority by voting NO on HB 2504.

Opponent Testimony – HB 2504

House Federal and State Affairs Committee
Hearing: February 5, 2026

Chair and Members of the Committee,

My name is **Aaron Estabrook**, and I serve as the **Executive Director of the Manhattan Housing Authority (MHA)**. I submit this testimony in **opposition** to HB 2504.

The Manhattan Housing Authority administers federal housing assistance programs that serve hundreds of households in our community, including families with children, seniors, people with disabilities, veterans, and members of the local workforce. Our mission is to promote housing stability and safe, affordable housing while working collaboratively with landlords, local governments, and community partners.

HB 2504 Undermines Local Housing Solutions

HB 2504 would prevent cities and counties from adopting ordinances that respond to local housing conditions, including ordinances that:

- Protect renters from discrimination based on lawful source of income, including housing assistance
- Limit requirements that force applicants to disclose expunged records or eviction mediation outcomes
- Set reasonable limits on security deposits
- Provide a right of first refusal to renters

Housing markets vary significantly across Kansas. What works in one community may not work in another. Local governments need the flexibility to respond to local housing supply, rental costs, and community stability. HB 2504 removes that flexibility and replaces it with a one-size-fits-all mandate.

Impact on Housing Stability and Program Effectiveness

From an operational standpoint, HB 2504 would make it more difficult for housing authorities and local partners to stabilize housing for families who are otherwise qualified renters. Local source-of-income protections help ensure that participation in lawful housing assistance programs is not used as a blanket reason for denial, which directly affects voucher utilization and housing stability.

Preserving Local Control

HB 2504 favors state preemption over local decision-making in an area where conditions differ widely across the state. Local elected officials are best positioned to balance the interests of renters, landlords, neighborhoods, and economic development.

Conclusion

For these reasons, I respectfully urge the Committee to **oppose HB 2504**. Kansas communities need flexibility, not preemption, to address housing stability and affordability challenges effectively.

Respectfully submitted,

Aaron Estabrook
Executive Director
Manhattan Housing Authority



February 03, 2026

To: Kansas House Committee on Federal and State Affairs
Submitted by: City of Lawrence, Kansas

Position: Opponent

Chairperson and Members of the Committee:

City Hall

6 East 6th Street
PO Box 708
Lawrence, KS 66044

785-832-3000
lawrenceks.gov

Thank you for the opportunity to submit written testimony in opposition to HB 2504. HB 2504 would preempt cities and counties from adopting local ordinances intended to protect renters and promote housing stability and would remove essential tools local governments use to respond to housing conditions that vary widely across Kansas. The bill would prohibit local policies, in particular source-of-income discrimination protections for renters. Such measures are typically adopted after extensive local consultation and reflect community-specific housing needs.

The City of Lawrence provides a clear example of responsible local action. The City's source-of-income discrimination ordinance (Ordinance No. 9960) provides that landlords may not turn down an application to rent solely due to the source of money paid to, or on behalf of, an individual. Housing vouchers are one allowable source of income. This ordinance has been challenged twice. Most recently, in May 2025, the Kansas Court of Appeals found the ordinance to be a legitimate exercise of local authority in furtherance of housing affordability. HB 2504 would undermine this settled local authority and invalidate policies Kansas courts have determined are lawful and not preempted by federal law. Approximately 32 percent of Kansans are renters.

Housing affordability has worsened. Between 2018 and 2024, average rents increased by roughly 25 percent; 35 percent of affordable rental units—those priced under \$1,000 per month—have disappeared while higher-end rental housing expanded rapidly, leaving fewer options for working families, seniors, veterans, and people with disabilities.

Housing challenges differ across Kansas. Rural, suburban, and urban communities face distinct pressures related to supply, affordability, and renter stability. Preserving local control allows communities to respond effectively to those differences. When Kansans can afford safe and stable housing, communities experience stronger economic growth, improved public health, and greater overall stability.

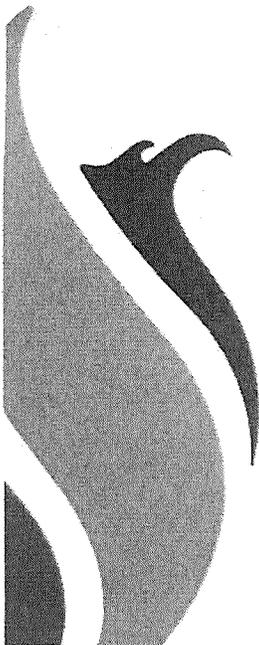
This bill limits the ability of communities to address housing instability through carefully calibrated measures.

For these reasons, we respectfully urge the Committee to oppose HB 2504.

Respectfully submitted,

A handwritten signature in black ink that reads "Bradley R. Finkeldei".

Bradley R. Finkeldei
Mayor, City of Lawrence



Written Testimony in Opposition to HB 2504
Kansas House Committee on Federal and State Affairs
February 5, 2025

Conferee: Adriana Flores
Organization: Kansas Resident
Position: Opponent

Chair and Members of the Committee,

Thank you for the opportunity to submit written testimony in opposition to HB 2504.

HB 2504 would preempt cities and counties from adopting local ordinances designed to protect renters and promote housing stability. In doing so, the bill removes tools that local governments rely on to respond to housing conditions that vary significantly across Kansas communities.

Local ordinances affected by HB 2504 include protections such as source-of-income discrimination safeguards, reasonable limits on security deposits, restrictions on the use of expunged or irrelevant records in rental screening, and renter rights such as first refusal. These policies are tailored responses to local housing markets and are often adopted only after extensive local debate and stakeholder engagement.

The City of Lawrence provides a clear example of how local governments have exercised this authority responsibly. Lawrence adopted a source-of-income discrimination ordinance (Ordinance No. 9960) that prohibits landlords from refusing to rent to tenants solely because they use housing vouchers. This ordinance has been challenged in court and upheld twice. In *Landlords of Lawrence v. City of Lawrence* (2024–2025), a group of local landlords argued that the ordinance was unconstitutionally vague and infringed on business operations. In May 2024, the Douglas County District Court ruled in favor of the City. That decision was affirmed in May 2025 by the Kansas Court of Appeals, which found the ordinance to be a legitimate exercise of local authority in furtherance of housing affordability. HB 2504 would undermine this settled local authority and invalidate policies that Kansas courts have already determined are lawful.

Approximately 32 percent of Kansans are renters, and housing affordability has become increasingly strained. Between 2018 and 2024, average rents increased by approximately 25 percent, while 35 percent of affordable rental units—those priced under \$1,000 per month—have disappeared. During the same period, higher-end rental housing has expanded rapidly, leaving fewer options for working families, seniors, veterans, and people with disabilities.

HB 2504 disproportionately benefits large corporate owners of rental housing at the expense of Kansas renters and local communities. Corporate investors increasingly acquire single-family homes, townhomes, and apartment complexes, raise rents more aggressively, evict tenants at higher rates, defer maintenance, and generate more frequent code violations than locally based landlords. This bill favors those interests while limiting the ability of communities to protect residents.

Housing needs differ across Kansas. Rural, suburban, and urban communities face distinct challenges related to supply, affordability, and renter stability. Preserving local control allows communities to respond effectively to those differences. When Kansans can afford safe and stable housing, communities benefit through stronger economic growth, improved public health, and greater overall stability.

For these reasons, we respectfully urge the Committee to oppose HB 2504.

Thank you for your consideration.

Respectfully submitted,

Adriana Flores, MSW

Baylee Foxear

PRIVATE CITIZEN

2/5/2026

HB 2504 Opponent Written Only Testimony

To the Chair and members of the Committee on Commerce, Labor, and Economic Development, thank you for your time to share my thoughts on HB 2504. My name is Baylee Foxear and I am an independent voter in Douglas County, KS. I am writing today to encourage the committee to vote No on HB 2504.

As philosopher John Rawls wrote in his "Theory of Justice" as fairness, it is helpful when deciding how to create a more just society to consider what rules would be fair if you didn't know how you would personally benefit from them before deciding what they were. I understand why this bill exists and why large real estate interests have a stake in dictating how local governments address the fairness of housing--more specifically, how they might prevent it. Considering the issue from their point of view, they might view the ability of the disadvantaged--people who have acquired help in addressing a material disadvantage that is not of their own doing--to continue to participate in the communities they live in as a threat to property values. Redlining and other practices now considered illegal, which were designed to prevent a class of people from living in particular areas had similar resistance.

When deciding what is actually fair with regard to this bill, if its fairness to individuals who need rental assistance is not a factor, one could, instead, consider its impact on areas within counties that have, through a legacy of poverty, perpetuated economic disparity. If investment in housing and commercial real estate, from both private and government sources, is limited only to areas that do not allow vouchers, not only will this limit the ability of voucher users to access the means to improve their lives, but it will perpetuate areas of poverty, limiting their economic growth, as voucher users will be redlined into these traditionally-poor areas. Therefore, rather than protecting the market of real estate, HB 2504 harms real estate, both by exacerbating the effects of our neverending bubble markets in areas of high investment and by reinforcing the neglect of areas that could benefit from new development.

Housing vouchers also benefit renters of lower income properties by encouraging landlords to meet minimum standards of living that lower income renters have forgone from desperation in the midst of our housing crisis. This raises the quality of all real estate. There is, after all, both a limit to what the population of wealthy areas can afford and a limit to what the population of impoverished areas can reasonably be expected to tolerate.

While it might immediately benefit some real estate holders in the short term, this bill is not in anyone's long-term interest. Rather than creating legislation that makes housing worse for all Kansans, increasing the frequency of unsustainable bubbles, and selectively limiting economic development by zip code, we should be doing the exact opposite.

Thank you for reading. I encourage you all to vote No on the passage of HB 2504.

Date: February 4th, 2026
Michelle Furry Wichita Tenant

Dear Chair Kessler and Vice Chair Schmoe, and Members of the Committee on Federal & State Affairs,

Thank you for the opportunity to provide written opponent testimony regarding House Bill 2504, a bill that prevents localities from passing ordinances to protect renters.

As a Veterinary Nurse, at my clinic, I've seen people have to choose between paying rent or treating their dog's wound from getting hit from a car; I've had people ask me how far can this xyz budget take care of their animal – because they're on a fixed income, and they can't take the hit of a late fee on their rent. Veterans, disabled people, and/or taking care of a family member are situations I've interacted with firsthand. Cities know their own needs best, and I would think that landlords would agree with that. The people living in the city know how much it is to live there: groceries, utilities, rent, our general cost of living.

HB 2504 favors corporate owners of rental housing at the expense of Kansas renters -people who live here - and prevents localities from responding to local housing conditions to protect renters and rental properties. Local governments are often best equipped to create programs that can balance property rights with the need for stable housing. By banning local ordinances related to income sources and security deposits, this bill removes the ability for neighbors to solve local problems at the local level.

HB 2504 also runs counter to current work at the federal level, under both Biden and Trump, to hold corporate owners responsible for taking advantage of renters through illegal price fixing and deceptive pricing practices.

It feels like it would be inappropriate to use the state legislature's time to put something that should be at the city's level onto the state legislature's plate. The housing conditions will not be the same in Anthony, KS, as it will be in Lawrence, KS or in my home town of Wichita. How could we efficiently put that on the state level?

Housing needs and challenges look different across the state; when Kansans are able to afford safe homes, then we can enjoy sustainable economic growth and community stability. Localities must maintain local control to effectively address Kansas challenges with housing supply and housing stability.

Michelle Furry
Kansas Resident, Sedgwick County Resident, Wichita Resident

Matt Gifford

PRIVATE CITIZEN

2/5/2026

HB 2504 Opponent Written Only Testimony

Members of the Committee, thank you so much for giving me time to share my thoughts on HB 2504 with you today. My name is Matt Gifford and I am a voter in Lawrence, in Douglas County. I am writing today to encourage the committee to vote NO on HB 2504.

I believe this bill unfairly targets some of those that are the most vulnerable in our society, those who are in need of rental assistance and are on the brink of homelessness. This strips even further resources from those in among us who need it the most, and who in many cases, cling to their housing vouchers like a lifeline.

As housing prices have increased dramatically in the last decade, rent costs have skyrocketed along with them, and truly affordable housing has disappeared. Removing the possibility of vouchers as a reliable means of renting an affordable home leaves families with fewer and fewer options.

Also, it's irresponsible from a fiscal standpoint. When these vouchers are lost or unused, that tax money awarded from D.C. doesn't get put into our local economies, but instead returns to Washington, and leaves another vulnerable Kansas family in its wake.

Lastly, I would remind the committee of the Home Rule, in which people within a community know its individual changing needs better than anyone. One blanket solution will not work for every city, small town, rural, and suburban community. Housing needs differ widely across the state, and preserving local control allows the community to respond effectively to their circumstance.

Once again, I thank you all for hearing my story and thoughts on this bill, and I encourage you all to vote no of the passage of HB 2504. Thank you.

AAKC

APARTMENT ASSOCIATION OF KANSAS CITY

2/4/26

House Bill 2504

Proponent

Written Testimony

Apartment Association of Kansas City (AAKC)

Jason Grill, jgrillmedia@gmail.com, 816-695-8048

The Apartment Association of Kansas City (AAKC) supports this policy. AAKC believes that the Housing Choice Voucher Program should be a voluntary program, as it is on the US Federal Level, and not a mandatory program for housing providers in Kansas. Additionally, AAKC believes that screening and background checks of potential tenants is paramount to the safety and well-being of everyone in a housing community.

The Apartment Association of Kansas City represents over 136,360 multifamily housing units in the KC region and has over 1338 members and 304 supplier partners. Members include housing provider owners, developers, managers, associates, and member communities. Additionally, supplier partners provide vital products and services to the region's housing providers.

Thank you for your consideration of House Bill 2504 and its hopeful movement out of this committee. We greatly appreciate your public service to the State of Kansas and its residents.



February 5, 2026

Dustin Hare, Economic Security Policy Advisor
Kansas Action for Children
Written-only Opponent Testimony on HB 2504
House Committee on Federal and State Affairs

Chairperson Kessler and members of the Committee,

Thank you for the opportunity to provide testimony on HB 2504, which would prohibit cities and counties from utilizing policy tools to address housing affordability. We are writing in opposition to this bill because we believe it would result in increased instances of housing insecurity for Kansas children.

Childhood housing insecurity is rarely considered when discussing the housing affordability crisis, but approximately 1.2 million children experience homelessness every year. Research shows that kids who experience housing insecurity also experience a wide range of physical and mental health issues.^{1,2}

The bill would prohibit cities and counties from adopting ordinances that require landlords to accept housing choice vouchers (HCVs). HCVs have been shown to be highly effective at reducing poverty and homelessness, lifting an estimated 900,000 children out of poverty in a single year.³ This figure would likely be much more impressive if there weren't several barriers to accessing and utilizing HCVs. It is estimated that only about 1 in 5 eligible families who apply for a voucher ever receive one due to the program being underfunded, and those who do get approved typically wait two to three years before they actually receive it.⁴

Federal guidelines require the voucher holder to find housing within 60 days or the voucher will expire and be returned to the housing authority. Nearly 40% of those who receive a voucher

¹ National Alliance to End Homelessness. (2024). *Nationwide, More Children Live in the State of Homelessness than in Most American States*. <https://endhomelessness.org/resources/sharable-graphics/nationwide-more-children-live-in-the-state-of-homelessness-than-in-most-american-states/>

²Hare, D. (2025) *The Costs of Childhood Housing Insecurity*. Kansas Action for Children. <https://www.kac.org/the-cost-of-childhood-housing-insecurity>

³ Fischer, W. (2015). *Research Shows Housing Vouchers Reduce Hardship and Provide Platform for Long-Term Gains Among Children*. Center on Budget and Policy Priorities. <https://www.cbpp.org/research/research-shows-housing-vouchers-reduce-hardship-and-provide-platform-for-long-term-gains>

⁴ Acosta, S. & Gartland, E. (2021). *Families Wait Years for Housing Vouchers Due to Inadequate Funding*. Center on Budget and Policy Priorities. <https://www.cbpp.org/research/housing/families-wait-years-for-housing-vouchers-due-to-inadequate-funding>

end up losing it because they are unable to find a place to live within the allotted timeframe.⁵ A major reason for this is because most landlords (as many as 88% in some markets) refuse to accept vouchers, and a voucher holder must sift through as many as 39 rental ads to find just one landlord that will accept them.^{6,7}

Instead of prohibiting cities and counties from adopting ordinances that can lift children out of poverty, Kansas should require all landlords to accept HCVs, just as 23 other states have done, including our neighboring states of Oklahoma and Colorado.⁸ This would increase voucher utilization rates and ease housing cost burdens for struggling Kansas families.

The bill would also prohibit cities and counties from limiting the amount that a landlord can charge for a security deposit. Limiting the amount of a security deposit seems like a commonsense policy to keep Kansas families from being taken advantage of. **Kansas already has laws on the books that prevent unjustifiably increasing prices during periods of crisis and that prevent a supplier from “inducing a consumer to enter into a transaction that was excessively one-sided in favor of the supplier.”**^{9,10}

Given the recent shortage of housing supply and the increase in rent prices, low-income renters often have few choices available to them and must accept whatever terms are provided by a housing supplier. It doesn't make much sense to restrict a municipality's autonomy to protect their residents in a similar way that state statute already protects Kansas residents.

Additionally, the bill would prohibit cities and counties from enacting right-of-first-refusal policies. When a landlord wants to sell their rental property, these policies give the renters who occupy that property the opportunity to buy it before it hits the general market. The renter can make an offer, and the landlord can choose whether to accept the offer or go to market. This is an important tool to prevent family displacement, and it can be beneficial for families with children who do not wish to move out of their current school district as a result of their residency being sold.

⁵ Gould Ellen, I., et al. (2021). *Using HUD Administrative Data to Estimate Success Rates and Search Durations for New Voucher Recipients*. U.S. Department of Housing and Urban Development Office of Policy Development and Research. https://www.huduser.gov/portal/portal/sites/default/files/pdf/Voucher-Success_Rates.pdf

⁶ Austin Tenants' Council. (2012). *Voucher Holders Need Not Apply: An Audit Report on the Refusal of Housing Choice Vouchers by Landlords in the Austin MSA*. <https://services.austintexas.gov/edims/document.cfm?id=211114>

⁷ Cunningham, M.K., et al. (2018). *A Pilot Study of Landlord Acceptance of Housing Choice Vouchers*. The Urban Institute. <https://www.urban.org/research/publication/pilot-study-landlord-acceptance-housing-choice-vouchers>

⁸ PRRAC. (2025). *Appendix B: State, Local, and Federal Laws Barring Source-of-Income Discrimination*. <https://www.prrac.org/pdf/AppendixB.pdf>

⁹ KSA 50-6,106

¹⁰ KSA 50-627

Instead of prohibiting cities and counties from enacting ordinances that can help low-income Kansas families, a better idea would be to encourage jurisdictions around the state to responsibly experiment with various policies. If the four provisions in HB 2504 are of the most interest to lawmakers, then this bill should be amended to require Kansas jurisdictions to report certain data to the state in the years after such ordinances are passed. This would force municipalities to evaluate their programs and see if they are working, and it would give state lawmakers and other jurisdictions around the state some insight into whether the ordinances are overall harmful or helpful.

We encourage the Committee to reject this bill in its current form. If amendments are made that do not preempt cities and counties from enacting these ordinances but instead compel them to track the progress after such ordinances are passed, then we would be supportive of this bill.

Thank you for the opportunity to submit testimony on this important topic. You can reach me at dustin@kac.org if you have any additional questions.

About Kansas Action for Children

KAC is a nonprofit, nonpartisan advocacy organization working to make Kansas a place where every child has the opportunity to grow up healthy and thrive. KAC does not receive any funding from local, state, or federal government sources; however, we have a keen interest in the state budget because of its impact on children and families.

Written Testimony in Opposition to HB 2504
Kansas House Committee on Federal and State Affairs
February 5, 2025

Conferee: Hadiya Hazel

Organization: Myself

Position: Opponent

Chair and Members of the Committee,

Thank you for the opportunity to submit written testimony in opposition to HB 2504.

HB 2504 would preempt cities and counties from adopting local ordinances designed to protect renters and promote housing stability. In doing so, the bill removes tools that local governments rely on to respond to housing conditions that vary significantly across Kansas communities.

Local ordinances affected by HB 2504 include protections such as source-of-income discrimination safeguards, reasonable limits on security deposits, restrictions on the use of expunged or irrelevant records in rental screening, and renter rights such as first refusal. These policies are tailored responses to local housing markets and are often adopted only after extensive local debate and stakeholder engagement.

The City of Lawrence provides a clear example of how local governments have exercised this authority responsibly. Lawrence adopted a source-of-income discrimination ordinance (Ordinance No. 9960) that prohibits landlords from refusing to rent to tenants solely because they use housing vouchers. This ordinance has been challenged in court and upheld twice. In *Landlords of Lawrence v. City of Lawrence* (2024–2025), a group of local landlords argued that the ordinance was unconstitutionally vague and infringed on business operations. In May 2024, the Douglas County District Court ruled in favor of the City. That decision was affirmed in May 2025 by the Kansas Court of Appeals, which found the ordinance to be a legitimate exercise of local authority in furtherance of housing affordability. HB 2504 would undermine this settled local authority and invalidate policies that Kansas courts have already determined are lawful.

Approximately 32 percent of Kansans are renters, and housing affordability has become increasingly strained. Between 2018 and 2024, average rents increased by approximately 25 percent, while 35 percent of affordable rental units—those priced under \$1,000 per month—have disappeared.

During the same period, higher-end rental housing has expanded rapidly, leaving fewer options for working families, seniors, veterans, and people with disabilities.

HB 2504 disproportionately benefits large corporate owners of rental housing at the expense of Kansas renters and local communities. Corporate investors increasingly acquire single-family homes, townhomes, and apartment complexes, raise rents more aggressively, evict tenants at higher rates, defer maintenance, and generate more frequent code violations than locally based landlords. This bill favors those interests while limiting the ability of communities to protect residents.

Housing needs differ across Kansas. Rural, suburban, and urban communities face distinct challenges related to supply, affordability, and renter stability. Preserving local control allows communities to respond effectively to those differences. When Kansans can afford safe and stable housing, communities benefit through stronger economic growth, improved public health, and greater overall stability.

For these reasons, we respectfully urge the Committee to oppose HB 2504.

Thank you for your consideration.

Respectfully submitted,

Hadiya Hazel

A Kansas Resident

Written Testimony in Opposition to HB 2504
Kansas House Committee on Federal and State Affairs
February 5, 2025

Conferee: [Vanecia Hazel]

Organization: [N/A]

Position: Opponent

Chair and Members of the Committee,

Thank you for the opportunity to submit written testimony in opposition to HB 2504.

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For these reasons, we respectfully urge the Committee to oppose HB 2504.

Thank you for your consideration.

Respectfully submitted,
Vanecia Hazel, MSW

Cheryl Baker

From: Peter Herrmann <peter.herrmann321@gmail.com>
Sent: Sunday, February 1, 2026 7:33 AM
To: House Fed-State Affairs
Subject: HB2504 - Firm Opposition

You don't often get email from peter.herrmann321@gmail.com. [Learn why this is important](#)

To the Kansas House Of Representatives,

I write to you as a lifelong Kansas resident, and a current citizen of Manhattan, KS, who works with a number of tenant organizations across Kansas who are deeply concerned with this proposed bill. HB2504 would take away city and county authority to regulate how landlords operate.

I have personally seen rental properties in Manhattan that would make your skin crawl. Paper-thin walls, upper-level balconies tenants have fallen from because of rotting wood, fire escapes made using broken pallets, entire properties serving hundreds of tenants with broken AC units for months at a time, and more, all "maintained" by slumlords that won't allow qualified professionals to address these problems, even if it's not coming out of their own pocket.

In Kansas, about a third of all people are renting, and in Manhattan, specifically, this is closer to 70%. Passing this legislation would mean a serious consolidation of power in the hands of a governing body that already has too much work to do, handling issues they are not close enough to to fully understand or address. At best, it will create more work for the House as they strive to understand these issues and find a way to apply blanket protections when specific cities or counties may need specific solutions. At worst, you will not strive to do any of these things, or will make a bad judgement call that worsens our material situation, and so the slumlords will move with impunity to consume places like my beautiful Manhattan.

So many people in this state are already struggling to make ends meet. I, myself, have run into problems with my property managers, who are already a bit ahead of the curve compared to some of the neighboring properties, and taking Riley County's ability to deal with them directly away is going to kill the town. It's bad enough that K-State is struggling - if people can't afford to live here, either to go to school or to support it, they simply won't.

Municipalities have the right to govern themselves and address local issues. Don't take that away from them. It's not worth it.

-Peter



We build strength, stability, self-reliance and shelter.

House Committee on State and Federal Affairs

Hearing Date: 2/5/2026

From: Katie Killen, Habitat for Humanity of Kansas Advocacy co-chair;
Director of Advocacy and Community Collaboration Habitat for Humanity Kansas City
Kkillen@habitatkc.org

Written-Only Opponent Testimony to House Bill 2504

Chair Kessler and Members of the House Committee on State and Federal Affairs:

Thank you for the opportunity to provide **opponent testimony** on **House Bill 2504**. Habitat for Humanity Kansas (Habitat Kansas) envisions a world where everyone has a decent place to live. While our work focuses on homeownership opportunities, we recognize the need for quality housing across the continuum. This includes renters who may aspire to own a home one day.

Across the state of Kansas, renters have seen dramatic increases in rent. This is due in part to the rise of out-of-state investors that continue to hold properties and implement practices that make it harder for Kansans to save for a home in the future – including exorbitant security deposits (often multiple months of rent). This market change to investor owners also erodes a model of more locally owned mom-and-pop landlords who often know their renters better and are invested in the community.

House Bill 2504 takes away the ability for local governments to hold corporate owners accountable for pricing-out renters in their community. Unless some state legislation passes to rein in these practices, **HB 2504** will take away any avenue to hold these companies accountable.

Finally, this legislation directly conflicts with bills currently working their way through the legislature that have bi-partisan support. Specifically, this bill would allow landlords to require disclosure of evictions even if the state ultimately passes eviction sealing and expungement. It also undermines programs local governments have put in place that help both landlords and renters. An example from my affiliate's service area is the eviction mediation program in Johnson County, Kansas. Disclosure without context unjustly punishes those searching for housing.

For these reasons, Habitat Kansas opposes **HB 2504** and encourages the committee to consider how this bill interacts with other legislation and its goals for housing in our state.

Thank you for your consideration.

Frank Kim

phr4nkr4wk5@gmail.com

Opponent Testimony

HB 2504 - Prohibiting municipalities and counties from prohibiting landlord practices

Written Testimony Only

Good morning Chair Kessler and Honorable Committee Members,

Thank you for taking the time to read this testimony in opposition to HB 2504. We are Topeka Tenants, a Topeka-based organization that advocates for tenants who are taken advantage of by their landlords through lawful or unlawful actions. We are writing today to encourage you to **oppose** HB 2504. This bill will eliminate important local legislation that protects tenants from abuse. Not only will this cause an exceptional increase in housing insecurity statewide, and an increase in violations of the rights of tenants, HB 2504 also robs local governments of the freedom to tackle local issues without seeking recourse through the state legislature. The effect of this bill would therefore be devastating.

Renters comprise 33% of Kansans, most of whom are lower-income workers.¹ By preventing local governments from implementing tenant right reforms, HB 2504 effectively grants landlords unchecked power to exploit renters. HB 2504 removes security deposit regulation, denies tenants the chance to purchase their living space, and grants landlords the ability to discriminate against tenant housing applications arbitrarily. This bill additionally takes away Kansans' right to vote on tenant reforms within their own cities. HB 2504 unfairly removes several key tenant protections, and even the possibility of future reform, in favor of enabling landlord abuse.

If you look closely, you'll see that HB 2504 explicitly protects veterans from the very discriminatory practices outlined in the bill. We believe that all renters, both veteran and otherwise, should receive those same protections. This bill could have effects on people living with disabilities as well low-income workers. Many Kansans are supported by housing assistance and would suffer lower quality of life if this bill were to pass. People who utilize housing assistance programs already have a difficult time finding housing to rent due to discriminatory beliefs that property owners and managers hold, and passing this bill would only exacerbate this issue.

Please, allow Kansans the right to be represented by their cities and counties for tenant concerns and oppose HB 2504.

Thank you,

Frank Kim

¹ National Low Income Housing Coalition. (2024). *Out of Reach: Kansas*. Out of Reach 2024: The High Cost of Housing. Retrieved Jan. 29, 2026, from <https://nlihc.org/oor/state/ks>