

Date: February 4th, 2026
Lonnie Larios, Wichita Tenant

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

I am a resident of Wichita, KS, a local community organizer and first gen college attendee. I appreciate the opportunity to provide written opponent testimony regarding House Bill 2504, a bill that prevents localities from passing ordinances. I strongly oppose HB 2504.

HB2504 would be too much larger government oversight on local and smaller city level decisions. Local Landlords in Wichita, Kansas should be opposed to this bill because they will know what their local housing market will need more than a legislator from another part of the state could. From a free market standpoint, this bill reads like it is to ensure no failure in property leasing business. There are both state and local laws protecting businesses and consumers and this should apply in the rental market, too.

This bill undermines the local, city level solutions that can be brought to the table from the ones most impacted. It depletes the ability largely from Wichita residents to resolve their own issues. When governments at the local level lose the ability to manage the stability of housing this will inevitably result in more preventable evictions and homelessness. This leads to a larger need for taxpayers' funds for more resources such as emergency services and social programs. We could prevent this fiscal burden by opposing HB2504.

According to the American Community Survey data, 32 percent of all Kansans are renters. Kansas has a persistent housing shortage and Kansas renters have seen an average rent increase of 25 percent between 2018 and 2024. During that period, 35 percent of affordable rentals - priced under \$1,000 a month - have disappeared, while luxury housing - priced at over \$2,000 a month - has almost quadrupled. Meanwhile corporate investors are - and do- buy up single family neighborhoods, townhomes, and apartments and increase rent, evict nearly 4 times as often, have more frequent code violations, and defer needed maintenance of housing more often than local "mom and pop" landlords.

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.

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 HB2504 and stand for local control, fiscal responsibility, and common sense Kansas values.

Sincerely,
Lonnie Larios.

**Opponent, Written-Only Testimony to the House Committee on Federal and State Affairs
House Bill 2405
Talita Leikam, Overland Park, Kansas
Thursday, February 5th, 2026**

Dear Chairman Kessler, Vice-Chair Schmoie, Ranking Minority Member Meyer and members of the committee,

I am writing to voice my concern and opposition to House Bill 2405, which I believe will further restrict means to secure and stable housing for Kansas residents if passed.

I certainly agree that Kansas landlords should have the ability to require reasonable verification of income and other information pertinent to renting to individuals, and I am confident that this can and will be considered along with any ordinances passed at a city or county level. However, HB 2405 goes too far in restricting any future measures that would help to protect renters in a housing environment that already heavily favors corporate landlords over Kansas residents.

Kansas is tied for 3rd fastest in the US for evictions, eviction filings are permanent, and evictions cannot be expunged even if the filing was dismissed, the eviction was filed in error, or the eviction terms were fully satisfied. At the same time, corporate owners are buying up Kansas multi- and single-family housing at a rapid rate, reducing opportunity for local ownership and driving a spike in rental costs and leaving Kansas struggling to find and afford housing.

HB 2405 would give corporate owners blanket permission to perpetuate arbitrary and unfair practices such as imposing deceptive fees, price fixing and denying housing on any grounds whatsoever. I sincerely request that you vote against HB 2405 and instead prioritize legislation that will protect Kansas landlords, home owners and renters equally.

Thank you for your time and consideration.

TO: House Committee on Federal and State Affairs

FROM: Ashlyn Buck Lewis, Attorney
alewis@lewisricekc.com
(816) 421-2500

DATE: February 5, 2026, 9:00 a.m., Room 346-S

RE: House Bill 2504 – Proponent

Chairman Kessler and Members of the Committee:

Thank you for the opportunity to provide testimony to you today. My name is Ashlyn Lewis. I was raised in Kansas, graduated from the University of Kansas School of Law, and actively practice law in Kansas. I am here on behalf of my client, Tower Properties Company, to provide a legal perspective in support of House Bill 2504. If passed, House Bill 2504 would prevent cities and counties from requiring private landlords to accept, as rent payment for their private residential units, the federal housing choice vouchers authorized by Section 8 of the Housing Act of 1937.

Congress enacted the Section 8 program for the purpose of helping low-income families obtain decent and affordable housing. To achieve that goal, Congress intended the Section 8 program to operate like the unassisted market as much as possible, which Congress believed would encourage landlord participation in the program and would increase the choice and availability of affordable housing units. In other words, Congress intended landlord participation in the Section 8 program to be fully voluntary, and its voluntary nature is reflected in the program's design.

Landlords who voluntarily choose to participate in the Section 8 program do so knowing that they are agreeing to comply with the substantial administrative burdens that the program entails. Among other requirements, to be eligible to receive Section 8 rent payments, landlords must sign a housing assistance payments (HAP) contract with the federal government for each unit they rent to a voucher-holder. Under the HAP contract, landlords must agree to:

- (a) Provide “any information pertinent to the HAP contract that [the government] may reasonably require”;
- (b) Give the government “full and free access to the contract unit and the premises, and to all accounts and other records of the owner that are relevant to the HAP contract, including the right to examine or audit the records and to make copies”; and

- (c) Give the government “access to computerized or other electronic records, and to any computers, equipment or facilities containing such records, and ... provide any information or assistance needed to access the records.” See HAP Contract, Part B, ¶ 11.¹

We believe that these contract provisions require landlords to waive their rights under the Fourth and Fourteenth Amendments to the United States Constitution to be free from unreasonable searches and seizures. That is okay, as long as the landlord’s waiver is made freely and voluntarily—which presumably is the case when a landlord voluntarily chooses to participate in the Section 8 program and to sign HAP contracts.

But the problem faced by Tower Properties Company, and all other private landlords who choose not to participate in the Section 8 program, is that local laws are being used to force them into accepting Section 8 vouchers by punishing them if they refuse to do so. In 2023, the City of Lawrence passed an ordinance prohibiting landlords from refusing to rent to a tenant based on the tenant’s “source of income,” defined to include Section 8 vouchers. If a landlord declines to rent to a prospective tenant because that tenant intends to pay all or part of their rent with a Section 8 voucher, but the landlord chooses not to participate in the Section 8 program, this is considered “source of income” discrimination. Landlords face prosecution and potential penalties under the ordinance, including substantial fines and a possible judgment for actual and punitive damages. We believe that this is unconstitutional.

We recognize that the availability of and access to affordable housing is a serious and complex problem. However, we do not believe that forcing private landlords to participate in an otherwise-voluntary program, in violation of their constitutional rights, is an appropriate solution. We encourage the Kansas Legislature and local governments to consider other options, such as promoting voluntary landlord participation in the Section 8 program through the use of incentives. For example, Johnson County recently implemented a landlord incentives program, which has shown success in engaging landlords to participate in the Section 8 program, and has resulted in nearly 500 people (over half of whom are children) being housed with incentivized landlords. See Johnson County Housing Authority Landlord Incentives Pilot Program Overview.²

We encourage you to vote in favor of House Bill 2504. Thank you for consideration.

¹ Available at <https://www.hud.gov/sites/dfiles/OCHCO/documents/52641ENG.pdf>.

² Available at <https://www.jocogov.org/sites/default/files/files/2025-07/2025-Landlord-Incentive-Program-Report.pdf>.

Lindsay Love

PRIVATE CITIZEN

2/5/2026

HB 2504 Opponent Written Only Testimony

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

I am a solo parent who has faced housing insecurity my entire adult life due. This is not a personal failure, but a policy failure. Policies that have created a violent hierarchy where profit and property is protected and the people are not. HB 2504 is the latest, most blatant version of that violent hierarchy.

For families like mine, a housing voucher is a lifeline - if you're able to even successfully obtain a voucher. My first wait list, months after my daughter was born, was 2 years long. Two years to even be considered for a housing voucher and by the time I was eligible for review, it was determined that I was making too much money - I was making 10 cents an hour over the financial limit, despite still living in poverty, in unsafe conditions.

For those who have qualified for a voucher - by allowing landlords to refuse this "use-it-or-lose-it" tax-funded aid, then our own tax dollars get sent back to Washington instead of keeping a roof over a child's head here in Kansas. And the so-called exemption for veterans intentionally pits the working class against each other, with the real goal intended to give corporate landlords absolute power over all of us - seniors, the disabled, working families, our children and yes, veterans too.

You are being asked by the real estate lobby to override local protections that our own courts have upheld. You are being asked to tell every local organizer, every community member, every tenant who fought for those protections, that their years of work mean nothing. That a wave of a magic wand from the real estate lobby outweighs our entire community's will, that our struggle for basic stability is a waste of your time.

Respect local democracy and stop blatantly favoring corporations over the people of Kansas. Vote no of the passage of HB 2504. Thank you.

Date: February 4th, 2026
Michael Mascorro
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.

I think cities need to be able to pass their own housing laws because the large government is overstepping their boundaries and removing power from the small government that lives directly with their constituents.

Topeka is a different atmosphere than Wichita, which is a different collection of communities than Kansas City, Kansas. Each of these cities move at different paces, have different growth, have different infrastructure needs. It's common sense that a legislator from Kansas City, working in Topeka, won't know what the citizens of Wichita, Hutchinson, or Dodge City need. Wichita is so close to the Oklahoma border that we have people with Oklahoma plates living here! Are there an influx of Oklahomans, Missourians, Nebraskans, or Coloradans in Topeka? How we respond to housing these people has a massive impact on how our city's economy grows or declines.

One year may sound like a reasonable amount of time in theory, but in practice it is an eternity for cities experiencing rapid economic and population shifts. Cities that operate in regional, national, and even international markets—particularly those connected to aviation and aerospace industries—can see dramatic changes in housing demand in a matter of months, not years. State legislative sessions, by their nature, are infrequent and slow to respond, leaving local governments unable to address urgent housing market pressures when renters need protection most.

It's common sense that our city should be allowed to respond to those fluctuations as they happen, rather than wait to beg for permission from big government people that aren't from here, never been here, and won't come here. We can talk to our local government, the people in Topeka don't talk to us. Let us keep talking to our local government, and stop trying to speak over us.

Kansas communities face very different housing markets. HB 2504 interferes with local solutions by removing tools that local governments use to support workforce stability, economic growth, and housing stability in ways that reflect local conditions.

For these reasons, I respectfully ask you to oppose HB 2504 and stand for local control, fiscal responsibility, and common sense Kansas values.

Cheryl Baker

From: Jason Maymon <jjmaymon@gmail.com>
Sent: Saturday, January 31, 2026 4:38 PM
To: House Fed-State Affairs
Subject: Written Testimony for HB 2504

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

Jason Maymon

jjmaymon@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.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,



Kansas Statewide
Homeless Coalition

Opponent Webex Testimony: HB 2504
Committee on Federal and State
Affairs
Kansas Statewide Homeless Coalition
Christy McMurphy

Chairman Kessler and Members of this Committee,

Thank you for the opportunity to present testimony today. My name is Christy McMurphy, and I am the Executive Director of the Kansas Statewide Homeless Coalition (KSHC), a nonprofit dedicated to strengthening Kansas's homeless response system through advocacy, education, and data-informed solutions. We respectfully oppose House Bill (HB) 2504.

KSHC works with all 105 Kansas counties using the nationally recognized Built for Zero model, which prioritizes preventing homelessness by addressing systemic barriers to housing access and stability. HB 2504 would undermine these efforts by removing proven local tools that help people obtain and retain housing during a time of rising rents and limited supply.

The bill prohibits local source-of-income protections, allowing landlords to refuse tenants solely because they use housing assistance such as Housing Choice Vouchers. This restricts access to the private rental market for people exiting homelessness, leading to longer shelter stays and increased unsheltered homelessness. HB 2504 also blocks local limits on the use of eviction filings, expunged records, or mediation outcomes, factors that disproportionately lock people out of housing and increase chronic homelessness. Additionally, by prohibiting limits on security deposits, the bill allows excessive upfront costs that prevent successful transitions from shelters and other unstable housing.

Those most impacted include extremely low-income households, seniors, people with disabilities, survivors of domestic violence, and families with children. Homelessness is driven by housing instability and barriers to access, not individual failure. HB 2504 worsens these drivers by legalizing exclusion of renters who rely on assistance, allowing permanent punishment for past records, raising move-in costs, and preventing local solutions to local housing challenges.

For these reasons, the Kansas Statewide Homeless Coalition urges the Committee to oppose HB 2504.

TESTIMONY
HOUSE COMMITTEE ON FEDERAL AND STATE AFFAIRS
HOUSE BILL NO. 2504



By: Tam “Tom” Nguyen, Mayor of City of Garden City
On behalf of City of Garden City
February 4, 2026

OPPONENT - WRITTEN ONLY

Chairman Kessler and members of the House Committee on Federal and State Affairs, on behalf of the City of Garden City, I thank you for the opportunity to provide testimony on House Bill No 2504.

Tam “Tom” Nguyen
Mayor

We are opposed this proposed legislation because it represents a significant erosion the long-recognized power of local control and Home Rule authority.

Deborah Oyler
Commissioner

The Kansas Constitution, Article 12, Section 5, grants cities broad authority over local affairs, and counties are granted similar Home Rule authority under K.S.A. 19-101a. Housing policy, including landlord-tenant regulations, has long been recognized as a local matter and these policies are responses targeted to address real, documented housing challenges such as displacement, housing insecurity, and barriers to fair access in local rental markets.

Roy Cessna
Commissioner

Bryce Landgraf
Commissioner

Karen Canales-Lozano
Commissioner

Local governments are best positioned to balance the interests of landlords, tenants, and neighborhoods. What may be appropriate in a rural county with limited rental stock may be entirely inappropriate in a dense urban area experiencing rapid displacement or a shortage of affordable housing. This bill ignores those distinctions and does not establish a uniform statewide standard. Instead, it prohibits cities and counties from acting at all in several key areas, including source-of-income protections, tenant screening standards, security deposits, and rights of first refusal. That is a sweeping preemption of local authority by imposing a one-size-fits-all mandate from the state level.

Matthew C. Allen
City Manager

Participation in voluntary federal housing programs and the regulation of landlord-tenant relationships are complex, localized issues. Cities and counties must retain flexibility to design policies that reflect their housing markets, enforcement capacity, and community priorities.

**City Administrative
Center**

301 N. 8th
P.O. Box 998
Garden City, KS 67846

Home Rule was enacted in Kansas to prevent one-size-fits-all mandates from overriding local judgment. What may be unnecessary in one community may be essential in another. This bill encroaches into locally driven solutions and overrides local decision-making.

620-276-1160

www.garden-city.org

For these reasons, I urge the committee to reject House Bill No. 2504 and respect the Home Rule authority of local governments to govern housing policy in the best interests of their residents.

Thank you for your time and consideration.

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

Conferee: Gallal Obeid

Organization: Personal

Position: Opponent

To: Chair and Members of the Committee

Subject: Opposition to HB 2504 – Preserving Local Control and Renter Protections

Testimony in Opposition to HB 2504

Executive Summary HB 2504 seeks to preempt local governments from adopting ordinances tailored to their specific housing needs. By stripping cities and counties of this authority, the bill undermines housing stability and invalidates policies already vetted and upheld by the Kansas judicial system.

1. Erosion of Local Authority Housing conditions are not uniform across Kansas; a "one-size-fits-all" state mandate ignores the distinct needs of rural, suburban, and urban communities. HB 2504 would eliminate critical local tools, including:

- **Source-of-income safeguards** (protecting voucher holders).
- **Reasonable security deposit limits.**
- **Fair screening practices** regarding expunged or irrelevant records.

2. Defying Legal Precedent: The Lawrence Example The City of Lawrence's source-of-income ordinance (No. 9960) serves as a benchmark for responsible local governance. Despite challenges from corporate interests, this ordinance was **upheld twice**—first by the Douglas County District Court (2024) and subsequently by the Kansas Court of Appeals (2025). The court affirmed that such ordinances are a legitimate exercise of local authority. HB 2504 would effectively overturn settled law and invalidate policies the courts have already deemed lawful.

3. The Growing Housing Crisis by the Numbers Approximately **32% of Kansans are renters**, and they are facing an increasingly volatile market:

- **25% Rent Increase:** Average rents spiked between 2018 and 2024.
- **Loss of Affordability:** 35% of units priced under \$1,000/month have disappeared.

- **Corporate Displacement:** This bill favors out-of-state corporate investors—who frequently defer maintenance and raise rents aggressively—over the working families, seniors, and veterans who call Kansas home.

Conclusion Preserving local control allows communities to respond effectively to their unique supply and affordability challenges. When Kansans have access to stable housing, our entire state benefits from improved public health and economic growth.

We respectfully urge the Committee to oppose HB 2504.

Respectfully submitted,
Gallal Obeid
Kansas Resident

Opponent Testimony on House Bill 2504

House Committee on Federal and State Affairs

Samiya Rasheed- Private Citizen

February 4, 2026

Chair Proctor, Members of the Committee,

Thank you for your time. I'm Samiya Rasheed, a Kansas voter from Douglas County. While living in Douglas County, I have seen the city of Lawrence attempt to adjust and account for a growing unhoused population. It is an expensive problem, financially and reputationally. The city continues to spend necessary funds on constructing and upkeeping shelters, but it also spends money on law enforcement sweeps of unhoused camps for people that don't have another location to move to. Instead, they will have to move to another similar location in Lawrence. It is not an unpopular stance that we need to do more to prevent homelessness in our communities.

This bill promises to do the *exact* opposite of that calling. By preventing local government from making any suggestions or regulations on how landlords accept tenants, we open the door for landlords to refuse tenants that absolutely could pay rent but don't have a perfect profile. This exacerbates the homelessness and resource issues that occur across Kansas. Tenants who depend on government programs still have the necessary funds for rent—allowing landlords to refuse that funding one after another ensures that these programs remain unhelpful and our cities more burdened.

The text of this bill is too sweeping in its restrictions—it completely shuts out local government from making any enforceable ordinances about tenant acceptance criteria or safety deposits. That ignores the breadth of needs we have in different cities. There are cities that need that type of ordinance and support and other cities that need an entirely different approach to landlord restrictions. Cities will not be suddenly adopting restrictions on all of these elements across the board just because this law is on the books; instead, cities will be able to respond to the problems they are actually seeing. Restricting all of these options leaves that door open to create more statewide homelessness.

HB 2504 is a damaging bill that will lead to higher rates of homelessness for years to come. It's paramount that this committee can help these Kansans in securing fair access and treatment as potential tenants. For that reason, I ask that the committee opposes HB 2504. Thank you for your time.

Written Testimony in Opposition to HB 2504
Kansas House Committee on Federal and State Affairs
February 4, 2026

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 and enforcing local ordinances designed to *protect renters and promote housing stability*. In doing so, the bill removes tools that my local community uses to respond to growing homelessness and housing instability in favor of supporting the bias and unchecked greed of corporate landlords.

Since 2020, the cost of housing in Douglas County has *doubled*, while wages have only increased 3%. This is a failure of the state to prioritize working families. While working families are struggling with the increasing cost of healthcare, housing, food, and education, our state representatives are making it even more difficult for families to be housed. You are making it impossible for us to survive, while lining the pockets of corporations and the elite.

My local community of Lawrence is working diligently to protect and keep families here - and you are taking away the right of our community to care for its people. This is disgusting. Stop targeting Lawrence, prohibiting our local government from enacting best practice policies that support working families, and focus on doing what you were elected to do – represent the people of Kansas.

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.*

It's time for you to stand up for working class people and families in Kansas, and oppose HB 2504.

Thank you for your consideration.

Lea Roselyn
Lawrence, KS 66044

Date:02/04/2026

Bill Number: HB 2504-Prohibiting Municipalities and counties from prohibiting landlord practices

Opponent

Councilman Zachary S. Sellers

Written Testimony Only

Federal and State Affairs

Good morning Chair Kessler and Honorable Committee Members,
I am Zachary S. Sellers, I currently live in Labette county and am a councilman of Altamont, KS.

I oppose House Bill 2504 in that the current bill limits tenants rights to advocate for their rights when dealing with their landlords.

Whether through their local representatives or seeking legal advocacy in negotiating with said landlords.

Tying the hands of tenants, advocacy groups, and even circuventing our responsibilities as local city councilors and county commissioners is a major government overreach.

I am not willing to look my neighbors in the eyes and tell them I have little to no ability to help them challenge corporate landlords that have enough money and lawyers to force tenants to live in dangerous conditions. Least to say if landlord(s) try to coerce tenants to submit in unsavory or sexual favors or else be evicted out of their homes.

I ask you to consider the deep ramifications of stonewalling tenants and their families in any legal procedings against entities that control the very homes they live in everyday.

Sincerely,
Councilman Zachary Sellers

2/4/26

House Bill 2504

Proponent

Written Testimony

My name is **Phill Sharples** and I am a **property manager with communities in both Missouri and Kansas**. I am writing in support of **House Bill 2504**.

Based on my experience, I believe the **Housing Choice Voucher Program should remain voluntary for housing providers**, consistent with federal policy. Housing providers operate under different financial and operational constraints, and participation in the program should not be mandated by the state.

I also believe that **tenant screening and background checks are essential to maintaining safe and stable housing communities**. Property managers must retain the ability to apply consistent screening standards to protect residents and staff.

For these reasons, I respectfully urge the committee to support **House Bill 2504**. Thank you for your time and service to the State of Kansas.

Respectfully,

Phill Sharples

Property Manager

Psharples@justus.net

Written Testimony Opposing House Bill 2504

Date: February 5, 2026

Sara Lilian Shine

Resident of Overland Park, KS 66212

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

I wish to provide testimony in opposition of HB 2504, the bill which would prohibit localities from placing restrictions on landlords. As a Kansas renter for almost a decade, I have firsthand experience dealing with evasive landlords and deceptive pricing practices, and this bill would make it even harder for communities to hold bad actors accountable while giving more power to large corporate landlords.

Kansas should be standing up for responsible property owners, local communities, and honest markets — not rewarding corporate investors who notoriously raise rents while neglecting the needs of their tenants. Furthermore, cities and counties know their housing markets best and should retain the authority to address abuse, protect property standards, and respond to local housing needs.

Thank you for your time and consideration.

Nick Simpson

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 Nick Simpson and I am a voter in Lawrence, Kansas. I am writing today to encourage the committee to vote no on HB 2504

Lawrence's source of income (SOI) anti-discrimination ordinance was passed to prevent long-term homelessness and barriers to housing among low-income renters. There was a persistent stigma against voucherholders in Lawrence and landlords used voucher refusal as a backdoor way to discriminate against elderly and impoverished renters. Housing vouchers are guaranteed income for small landlords. Most of the challengers to this ordinance have been big rental companies who want to put mom-and-pop landlords out of business. They have repeatedly lost in court. The source of income discrimination ban accomplishes part of President Trump's goal to keep big corporations out of our homes and give everyday people a chance. Lawrence city council members, with the support of the community, voted to make sure that our federal tax dollars went back to our community instead of being returned to DC and squandered by Democratic bureaucrats.

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

Jonathan Smith

JonathanSmith0502@gmail.com

Opponent Testimony

HB 2504 - Prohibiting Municipalities and Counties from Prohibiting Landlord Practices

Written Testimony Only

Private Citizen - On behalf of self

Good morning Chair Kessler and Honorable Committee Members, thank you for taking the time to read this testimony in opposition to HB 2504. My name is Jonathan Smith, a voter in Shawnee County, as well as a member of Topeka-based advocacy organization, Topeka Tenants, a group that speaks up on behalf of tenants who are taken advantage of by their landlords through lawful or unlawful actions. I am writing today to encourage you to **oppose** HB 2504 for several reasons. This bill will eliminate important local legislation that protects tenants from abuse, which will cause an exceptional increase in housing insecurity statewide, and an increase in violations of the rights of tenants. HB 2504 will also rob local governments of the freedom to tackle local issues without having to go through the state legislature. HB 2504 will lead to an increase in discriminatory and immoral practices from unscrupulous landlords with no viable recourse from the local municipalities and counties where they reside. I insist that you vote to **oppose** HB 2504.

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 this bill. I believe that all renters, both veteran and otherwise, should receive the 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, largely due to discriminatory beliefs that property owners and their property managers hold.

Please, allow Kansans the right to be represented by their cities and counties for tenant concerns and **oppose** HB 2504. Thank you for taking the time today, Chair and Committee Members,

Thank you again,

Jonathan Smith Member of Topeka Tenants As a private citizen, on behalf of self



3521 SW 5th Street, Topeka, Kansas 66606 * 785-357-5256 * martha@kansashome.net

DATE: February 5, 2026

TO: Representative Tom Kessler, Chairman of House Federal and State Affairs Committee
and Members of the Committee

FROM: Martha Smith, Executive Director
Kansas Manufactured Housing Association

RE: HB 2504-Prohibiting cities and counties from restricting the discretion of landlords

Mr. Chairperson and Members of the Committee, my name is Martha Smith and I am the Executive Director of the Kansas Manufactured Housing Association (KMHA). KMHA is a statewide trade association representing all facets of the manufactured and modular housing industries (manufacturers, retail centers, manufactured home community owners and operators, service and supplier companies, finance and insurance companies and transport companies) and I appreciate the opportunity to provide a few comments in support of HB 2504.

HB 2504 promotes clarity, consistency, and balance in Kansas housing policy. By establishing uniform statewide standards, this bill helps avoid a patchwork of local ordinances that can create confusion and increase compliance costs. Predictable rules benefit tenants, housing providers, and local communities alike.

The bill preserves the ability of landlords to use reasonable, objective criteria—such as income qualification, credit history and rental history—when evaluating prospective tenants. These commonly accepted practices help support stable tenancies of rental housing. When landlords can assess risk effectively, they are more likely to keep housing affordable over time.

HB 2504 also recognizes that participation in federal or other housing assistance programs works best when it is voluntary. Housing providers differ in size, resources, and property type, and a one-size-fits-all mandate can discourage participation altogether. Allowing landlords to decide whether a program is a good fit encourages broader, sustainable participation while keeping housing options available in the private market.

In addition, the bill preserves flexibility regarding security deposits. Security deposits serve a practical purpose by ensuring that rental units can be promptly repaired and returned to the market, benefiting both current and future tenants. Maintaining flexibility in deposit amounts allows housing providers to respond to market conditions while continuing to invest in property upkeep.

HB 2504 further protects efficient property transactions by preventing mandatory rights of first refusal. This flexibility supports reinvestment, refinancing, and property transfers that help maintain and expand the housing supply.

HB 2504 does not weaken fair housing protections. All existing anti-discrimination laws remain in effect, and the bill expressly preserves protections for veterans. The legislation strikes a thoughtful balance between preventing unlawful discrimination and preserving reasonable, lawful housing practices.

In closing, HB 2504 supports housing stability by providing clear, consistent rules that encourage continued investment in rental housing across Kansas. It helps ensure that private housing remains a strong and reliable component of the state's overall housing supply. I respectfully urge the committee to support HB 2504.

Thank you for your time and consideration.

Trenna Soderling

private citizen

2/5/2026

HB 2504 Opponent Written Only Testimony

To the committee, thank you for reading this and allowing your constituents voices to be heard, as I'm sure you're taking in residents of Kansas' feelings. My name is Trenna Soderling, and I am a voter in Douglas County. I'm writing you today to encourage the committee to vote NO on HB 2504.

I live in Lawrence, the most expensive city in Kansas to live in. I work two jobs, have no kids, and save as best as I can, yet I am still not in a position to own a house. Over even just the last few years, I've watched as I become increasingly priced out of a city that I've always lived in and always loved, and I'm increasingly having to choose between safe housing and a place I can afford. If I, a single person with a full time corporate job and a part time restaurant job and no children, am just a couple paychecks shy of being able to afford housing, imagine how difficult it is for the wide array of constituents you have that have more financial strains. Rent is raised every year. 35% of affordable rental units (meaning \$1000 a month, which is still an extremely large monthly sum), have disappeared, and working families, seniors, veterans, and people with disabilities are the ones suffering.

We the people see this bill for what it is. It's a power grab by hungry lobbyists and landlords to keep their pockets lined, and keep you complicit in the matter. But what is the benefit to our state? We'll be losing Housing Choice Voucher funding. That money will be siphoned out of Kansas, and our tax dollars will be for naught. The greed this bill promotes is a poison benefitting no one but the very few.

These ordinances have held up in courts. I point you to Lawrence v. City of Lawrence (2024-2025). The Douglas County District Court ruled in favor of the City and that decision was affirmed again in May 2025 by the Kansas Court of Appeals. Housing is a right, and a basic human need, so why are wealthy lobbyists, landlords, and lawmakers making Kansas a harder place to live, with less options for payment and less safeguards in place for tenants?

Thank you again for letting me raise my concerns. I once again plead you to think about the actual hardworking Kansans, and vote no on the passage of HB 2504. Thank you.

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

Conferee: Brenda Wahl

Organization: Family Promise of Lawrence

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.

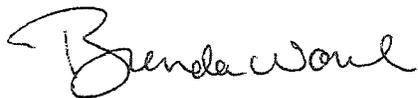
HB 2504 disproportionately benefits large corporate owners of rental housing at the expense of Kansas renters and local communities. Corporate investors increasingly acquire single-family homes, townhomes, and apartment complexes, raise rents more aggressively, evict tenants at higher rates, defer maintenance, 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,

A handwritten signature in black ink that reads "Brenda Wahl". The signature is written in a cursive style with a large, stylized initial "B".

Brenda Wahl

Executive Director, Family Promise of Lawrence

Date: February 4th, 2026
Micah Wallace, Wichita Tenant

Chair Smith and Members of the House Committee on Taxation:

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

I am writing to oppose this bill.

I don't believe that this bill is in the best interest of small town Kansans, of which I am a part of.

I believe in a government that represents the people, and this bill is an over-reach by state lawmakers to control small towns across Kansas.

There are many different housing markets across our state, and this does nothing to respect the councils, mayors, and voters living in them. What is best for one town, may not be best for another. This is a "one size fits all" approach that does not respect the local conditions in the vibrant communities that we call home. Lawmakers on the city level are best equipped to understand their local economic markets and conditions.

HB 2504 is in direct contrast to the common sense understanding that local economies need local governance.

If you also oppose government over-reach, then I urge you to oppose this bill as well.

Carsen Walker

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 Carsen Walker, and I am a voter in Douglas County. I am writing today to encourage the committee to vote NO on HB 2504.

Housing needs vary across Kansas, so please keep locals in control of decisions around housing access, for they know their community's needs best. On a local level in Lawrence, ordinances such as these, have already been challenged in court. Passing HB 2504 would undermine their policies, that were already determined lawful. As affordable, stable, and accessible housing has steadily become more difficult to come by over the years, passing HB 2504, will only make it harder.

I implore you all to please vote NO on the passage of HB 2504! Thank you again, for hearing my thoughts.