



Mark Tomb  
Vice President of Governmental Affairs  
Kansas Association of REALTORS®  
3644 SW Burlingame Rd.  
Topeka, KS 66611  
785-414-5155  
Email: mark@kansasrealtor.com

To: Senate Utilities Committee  
From: Mark Tomb, VP of Governmental Affairs  
Date: February 12, 2025

Re: Written Testimony Opposing SB 170

Thank you for the opportunity to provide written testimony on behalf of the Kansas Association of REALTORS® in opposition to **SB 170**. This legislation would authorize the Kansas Corporation Commission (KCC) to make recommendations regarding energy efficiency standards for buildings.

The Kansas Association of REALTORS® represents nearly 11,000 members involved in residential, agricultural and commercial real estate and has advocated on behalf of the state's property owners for 100 years. REALTORS® serve an important role in the state's economy and are dedicated to working with our elected officials to create better communities by supporting economic development, a high quality of life and providing affordable housing opportunities while protecting the rights of private property owners.

Regarding Energy Conservation, the KAR Legislative Policy Statement includes the following statement:

REALTORS® encourage the owners of residential, commercial and industrial properties to investigate those methods of energy conservation and efficiency that are economically feasible over the life cycle of the property. We oppose any attempts to impose mandatory energy efficiency requirements on newly constructed and existing residential, commercial and industrial properties through governmental action.

Under the free enterprise system, we encourage the market to develop cost-effective, voluntary energy conservation and efficiency measures to help owners make their property more efficient. Towards this end, government should provide meaningful incentives to businesses and property owners to adopt energy conservation and efficiency measures in their properties.

### **Conclusion**

While this legislation does not require the adoption of a state-imposed standard, this legislation is a step in that direction. KAR would urge members of the Senate Utilities Committee to oppose **SB 170**, as the current collaborative and locally driven process benefits homeowners.