

REPORTS OF STANDING COMMITTEES

MR. SPEAKER:

The Committee on **Commerce, Labor and Economic Development** recommends **HB 2739** be amended on page 1, in line 10, before "Notwithstanding" by inserting "For construction projects approved by the local authority having jurisdiction after July 1, 2026,"; also in line 10, after the comma by inserting "except as provided in this section,"; in line 12, by striking "multi-family dwelling" and inserting "townhouse"; in line 13, after the period by inserting "As used in this section, "townhouse" means a townhouse as described in K.S.A. 12-16,219, and amendments thereto. Townhouses of four attached units or fewer shall not exceed three stories above grade, unless restricted to two stories above grade by the local authority having jurisdiction, and each dwelling unit shall have:

(a) Separation by a two-hour total fire-resistance-rated wall assembly, that may comprise either a double-wall assembly with a combined fire rating of two hours or a common-wall assembly with a two-hour fire rating; or

(b) separation by a one-hour fire-resistance-rated wall assembly and a multi-purpose residential fire protection sprinkler system.";

Also on page 1, in line 16, after the period by inserting "Nothing in this section shall exempt a townhouse with not more than four attached dwelling units from any other applicable code requirements."; in line 21, by striking "multi-family dwelling" and inserting "townhouse"; in line 22, by striking "living" and inserting "dwelling"; following line 22, by inserting:

"(3) "Dwelling unit" means a single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and

sanitation.

(4) "Townhouse" means a single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from the foundation to roof and has a yard or public way on not fewer than two sides. A "townhouse" shall meet the requirements described in section 1, and amendments thereto.";

Also on page 1, in line 23, after "(b)" by inserting "Except if required pursuant to section 1, and amendments thereto,"; in line 30, after "(c)" by inserting "Except if required pursuant to section 1, and amendments thereto,"; by striking all in lines 33 through 35;

On page 2, by striking all in lines 1 through 17; following line 17, by inserting:

"Sec. 3. K.S.A. 58-1401 is hereby amended to read as follows: 58-1401. As used in this act:

(a) "Dwelling" means any single family residence and each individual living unit in a duplex or triplex residential building which is constructed with public financial assistance.

(b) "Public financial assistance" means:

(1) A building contract or similar contractual agreement with any state agency;

(2) any real estate received by the owner through a donation by the state;

(3) state tax credits, except for tax credits pursuant to the Kansas housing investor tax credit act, K.S.A. 79-32,110 et seq., and amendments thereto;

(4) grant assistance from state funds, except for grant assistance from the Kansas moderate income housing program, administered by the Kansas housing resources corporation with funding from the state housing trust fund pursuant to K.S.A. 12-5256, and amendments thereto, and appropriation acts;

(5) state loan guarantees; or

(6) federal funds administered by the state or a state agency.

(c) "Director" means the director of the division of housing in the Kansas development finance authority.";

Also on page 2, in line 18, by striking "31-132a" and inserting "58-1401";

On page 1, in the title, in line 1, after "to" by inserting "design and construction standards; doorway and other interior accessibility requirements; providing certain such state specifications not applicable to moderate income housing program and Kansas investor tax credit housing act projects;"; in line 3, by striking "multi-family dwellings" and inserting "townhouses"; in line 4, by striking "multi-family dwellings" and inserting "townhouses"; in line 5, by striking all after the semicolon; in line 6, by striking all before "amending"; also in line 6, by striking "31-132a" and inserting "58-1401"; and the bill be passed as amended.

_____ Chairperson