

February 10, 2026

The Honorable Tom Kessler, Chairperson  
House Committee on Federal and State Affairs  
300 SW 10th Avenue, Room 346-S  
Topeka, Kansas 66612

Dear Representative Kessler:

SUBJECT: Fiscal Note for HB 2454 by Representative Howerton, et al.

In accordance with KSA 75-3715a, the following fiscal note concerning HB 2454 is respectfully submitted to your committee.

HB 2454 would become a part of the Residential Landlord and Tenant Act. Under the bill, if a tenant submits either a full or partial payment to the landlord and the payment is refused, there would be a reduction to the amount of the tenant's obligation. If a landlord requires a tenant or prospective tenant to demonstrate income as a condition of qualifying for housing, all income would be considered. The bill would define "income." Any violations of the bill's provisions would be deemed a deceptive or unconscionable act or practice under the Kansas Consumer Protection Act and would be subject to remedies and enforcement under the Act. The requirements and remedies would be in addition to any other requirements and remedies provided by law.

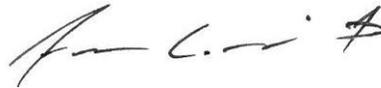
The Office of Judicial Administration indicates enactment of the bill could increase the number of cases filed in district courts because violations of the bill would be subject to remedies and enforcement of the Kansas Consumer Protection Act. This could increase the time spent by district court judicial and nonjudicial personnel in processing, researching, and hearing cases. The bill could also result in the collection docket fees, which would be deposited into the State General Fund. However, the agency states that a fiscal effect cannot be estimated.

The Office of the Attorney General states that it anticipates fewer than ten additional consumer complaints per year. The Office also anticipates that most matters would be resolved through an investigation and voluntary compliance and would not result in litigation. Additional workload associated with enactment of the bill would be absorbed within the Office's existing

budget. Any fiscal effect associated with HB 2454 is not reflected in *The FY 2027 Governor's Budget Report*.

The Kansas Association of Counties and the League of Kansas Municipalities both state that enactment of the bill would not have a fiscal effect.

Sincerely,

A handwritten signature in black ink, appearing to read "Adam C. Proffitt", with a stylized flourish at the end.

Adam C. Proffitt  
Director of the Budget

cc: Matt Bingesser, Office of the Attorney General  
Trisha Morrow, Judiciary  
Wendi Stark, League of Kansas Municipalities  
Jay Hall, Kansas Association of Counties