

February 20, 2026

The Honorable Sean Tarwater, Chairperson
House Committee on Commerce, Labor and Economic Development
300 SW 10th Avenue, Room 346-S
Topeka, Kansas 66612

Dear Representative Tarwater:

SUBJECT: Fiscal Note for HB 2768 by House Committee on Federal and State Affairs

In accordance with KSA 75-3715a, the following fiscal note concerning HB 2768 is respectfully submitted to your committee.

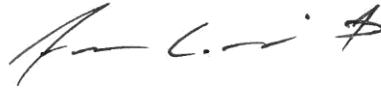
HB 2768 would amend the Residential Landlord and Tenant Act to require a landlord to accept multiple payment amounts as long as the rent is paid on time and in full. If the landlord refuses such payment, that amount would be forfeited and the obligation would be discharged. The bill would hold a person who fails to comply with the provisions of the bill liable for certain damages. The bill would require a landlord to consider certain income of a tenant or prospective tenant when demonstrating income as a condition of qualifying for housing and provide penalties for violations of income requirements.

The Judiciary indicates enactment of the bill would not have a fiscal effect on revenues to the Judiciary or to the State General Fund but could increase expenditures of the Judicial Branch. The bill's provisions would allow for a court action to be filed for violations, which would increase time spent by district court judicial and nonjudicial personnel in processing, researching, and hearing cases. However, an accurate estimate of the fiscal effect on expenditures by the Judicial Branch cannot be determined. The Office of the Attorney General indicates that the enactment of the bill would not have a fiscal effect on operations. Any fiscal effect associated with HB 2768 is not reflected in *The FY 2027 Governor's Budget Report*.

The Kansas Association of Counties indicates that the enactment of the bill could have a fiscal effect for counties depending on the resources necessary for enforcement. However, a

precise amount cannot be determined. The League of Kansas Municipalities indicates that the enactment of the bill would not have a fiscal effect on cities.

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: Trisha Morrow, Judiciary
Matt Bingesser, Office of the Attorney General
Bruce Chladny, Kansas Association of Counties
Wendi Stark, League of Kansas Municipalities