

February 18, 2026

The Honorable Kellie Warren, Chairperson  
Senate Committee on Judiciary  
300 SW 10th Avenue, Room 346-S  
Topeka, Kansas 66612

Dear Senator Warren:

SUBJECT: Fiscal Note for SB 485 by Senator Holscher

In accordance with KSA 75-3715a, the following fiscal note concerning SB 485 is respectfully submitted to your committee.

SB 485 would require a landlord to consider certain types of income of a tenant if they require demonstration of income as a condition of qualifying for house. The bill would define income to mean any lawful source of money paid directly or indirectly to a renter or buyer of housing, including income from any lawful profession; government or private income; gift, inheritance, pension, annuity, alimony, child support, or other benefit; and the sale of property. The bill specifies that income would not include any federal housing assistance. Violations of the bill would be deemed to be a deceptive or unconscionable act or practice under the Kansas Consumer Protection Act.

SB 485 would also require courts to automatically seal files regarding certain eviction proceedings upon their filing. The bill would require the court to make files available only to the tenant, the court, and the clerk of the court. The bill would prohibit the court from unsealing a case, except under certain circumstances and would allow expungement of cases if certain conditions are met. The bill would also allow defendants to appear electronically and allow the court to order mediation.

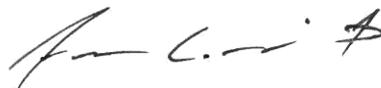
Estimated State Fiscal Effect			
	FY 2026	FY 2027	FY 2028
Expenditures			
State General Fund	--	\$229,665	\$236,555
Fee Fund(s)	--	--	--
Federal Fund	--	--	--
Total Expenditures	--	\$229,665	\$236,555

Revenues			
State General Fund	--	--	--
Fee Fund(s)	--	--	--
Federal Fund	--	--	--
Total Revenues	--	--	--
FTE Positions	--	2.00	2.00

The Office of the Attorney General indicates enactment of the bill would increase expenditures by \$229,665 in FY 2027 and \$236,665 in FY 2028 from the State General Fund for 2.00 positions. Of this amount, \$133,905 would be for salaries and wages for an Assistant Attorney General position, \$60,839 would be an Investigator position, and \$34,921 would be for technology, equipment, and office space for the positions. For FY 2028, the Office assumed a 3.0 percent increase over FY 2027 expenditures. The Assistant Attorney General would be responsible for enforcing the new housing-related requirements under the Kansas Consumer Protection Act, reviewing complaints, issuing statutory notices, pursuing enforcement actions, and litigating unresolved violations. The Investigator would support these efforts through complaint intake, fact development, coordination with courts and consumer reporting agencies, and investigative support. The Office states that the anticipated increase in complaints and required workload could not be absorbed within existing staff and resources. The Office also states the amount of potential revenue from civil penalties cannot be estimated. In addition, due to the scope of the housing restrictions imposed and the creation of new enforcement authority affecting landlords and consumer reporting agencies, the Office states that the bill could be subject to litigation. However, any expenditures associated with such litigation cannot be estimated at this time.

The Office of Judicial Administration indicates enactment of the bill would increase expenditures of the Judicial Branch. The bill would require that case files must be sealed and certain judgments must be expunged. This would result in expenditures incurred for programming changes to the case management system. The enactment of the bill could also increase the number of cases filed in district courts because violations would be subject to the remedies and enforcement provisions of the Kansas Consumer Protection Act. This would increase the time spent by district court judicial and nonjudicial personnel in processing, researching, and hearing cases. However, a precise fiscal effect cannot be estimated. Any fiscal effect associated with SB 485 is not reflected in *The FY 2027 Governor's Budget Report*.

Sincerely,



Adam C. Proffitt  
Director of the Budget

cc: Trisha Morrow, Judiciary  
Matt Bingesser, Office of the Attorney General