

SENATE BILL No. 455

By Senator Corson

2-3

1 AN ACT concerning taxation; relating to the homestead property tax
2 refund act; restoring homestead renters as eligible to participate in
3 certain homestead property tax refund claims; amending K.S.A. 79-
4 4501, 79-4511 and 79-4522 and K.S.A. 2025 Supp. 79-4502, 79-4508
5 and 79-4509 and repealing the existing sections.
6

7 *Be it enacted by the Legislature of the State of Kansas:*

8 Section 1. K.S.A. 79-4501 is hereby amended to read as follows: 79-
9 4501. The title of this act shall be the homestead property tax refund act.
10 The purpose of this act shall be to provide ad valorem tax refunds to: (a)
11 Certain persons who are of qualifying age who own *or rent* their
12 homestead; (b) certain persons who have a disability, who own *or rent*
13 their homestead; and (c) certain persons other than persons included under
14 the provisions of *subsection* (a) or (b) who have low incomes and
15 dependent children and own *or rent* their homestead.

16 Sec. 2. K.S.A. 2025 Supp. 79-4502 is hereby amended to read as
17 follows: 79-4502. As used in this act, unless the context clearly indicates
18 otherwise:

19 (a) "Income" means the sum of adjusted gross income under the
20 Kansas income tax act effective for tax year 2013 and thereafter without
21 regard to any modifications pursuant to K.S.A. 79-32,117(b)(xx) through
22 (xxiii) and (c)(xx), and amendments thereto, maintenance, support money,
23 cash public assistance and relief, not including any refund granted under
24 this act, the gross amount of any pension or annuity, including all
25 monetary retirement benefits from whatever source derived, including but
26 not limited to, all payments received under the railroad retirement act,
27 except disability payments, payments received under the federal social
28 security act, except that for determination of what constitutes income such
29 amount shall not exceed 50% of any such social security payments and
30 shall not include any social security payments to a claimant who prior to
31 attaining full retirement age had been receiving disability payments under
32 the federal social security act in an amount not to exceed the amount of
33 such disability payments or 50% of any such social security payments,
34 whichever is greater, all dividends and interest from whatever source
35 derived not included in adjusted gross income, workers compensation and
36 the gross amount of "loss of time" insurance. "Income" does not include

1 gifts from nongovernmental sources or surplus food or other relief in kind
2 supplied by a governmental agency, nor shall net operating losses and net
3 capital losses be considered in the determination of income. "Income" does
4 not include veterans disability compensation. "Income" does not include
5 disability payments received under the federal social security act.

6 (b) "Household" means a claimant, a claimant and spouse who
7 occupy the homestead or a claimant and one or more individuals not
8 related as husband and wife who together occupy a homestead.

9 (c) "Household income" means all income received by all persons of
10 a household in a calendar year while members of such household.

11 (d) (1) "Homestead" means the dwelling, or any part thereof, owned
12 and occupied as a residence by the household and so much of the land
13 surrounding ~~it~~ *such dwelling*, as defined as a home site for ad valorem tax
14 purposes, and may consist of a part of a multi-dwelling or multi-purpose
15 building and a part of the land upon which ~~it~~ *such building* is built or a
16 manufactured home or mobile home and the land upon which ~~it~~ *such home*
17 is situated. *The provisions of this paragraph shall apply to: (A) Claims
18 under K.S.A. 79-4508, and amendments thereto, for tax years prior to tax
19 year 2026; and (B) all claims under K.S.A. 79-4508a, and amendments
20 thereto.*

21 (2) *Commencing with tax year 2026, for purposes of claims under
22 K.S.A. 79-4508, and amendments thereto, "homestead" means the
23 dwelling, or any part thereof, whether owned or rented, that is occupied as
24 a residence by the household and so much of the land surrounding such
25 dwelling, as defined as a home site for ad valorem tax purposes, and may
26 consist of a part of a multi-dwelling or multi-purpose building and a part
27 of the land upon which such building is built or a manufactured home or
28 mobile home and the land upon which such home is situated.*

29 (3) "Owned" includes a vendee in possession under a land contract, a
30 life tenant, a beneficiary under a trust and one or more joint tenants or
31 tenants in common.

32 (e) "Claimant" means a person who has filed a claim under the
33 provisions of this act and was, during the entire calendar year preceding
34 the year in which such claim was filed for refund under this act, except as
35 provided in K.S.A. 79-4503, and amendments thereto, both domiciled in
36 this state and was:

37 (1) For purposes of a claim under K.S.A. 79-4508, and amendments
38 thereto:

- 39 (A) A person having a disability;
- 40 (B) a person who is 55 years of age or older;
- 41 (C) a disabled veteran;
- 42 (D) the surviving spouse of a deceased member of the armed forces
43 who died in the line of duty during a period of active service; or

1 (E) a person other than a person included under subparagraph (A),
2 (B), (C) or (D) having one or more dependent children under 18 years of
3 age residing at the person's homestead during the calendar year
4 immediately preceding the year in which a claim is filed under this act; or

5 (2) for purposes of a claim under K.S.A. 2025 Supp. 79-4508a, and
6 amendments thereto:

7 (A) A person who is 65 years of age or older; or
8 (B) a disabled veteran.

9 The surviving spouse of a disabled veteran who was receiving benefits
10 pursuant to subsection (e)(1)(C) at the time of the veterans' death, shall be
11 eligible to continue to receive benefits until such time the surviving spouse
12 remarries.

13 When a homestead is occupied by two or more individuals and more
14 than one of the individuals is able to qualify as a claimant, the individuals
15 may determine between them as to whom the claimant will be. If they are
16 unable to agree, the matter shall be referred to the secretary of revenue
17 whose decision shall be final.

18 (f) "Property taxes accrued" means property taxes, exclusive of
19 special assessments, delinquent interest and charges for service, levied on
20 a claimant's homestead in 1979 or any calendar year thereafter by the state
21 of Kansas and the political and taxing subdivisions of the state. When a
22 homestead is owned by two or more persons or entities as joint tenants or
23 tenants in common and one or more of the persons or entities is not a
24 member of claimant's household, "property taxes accrued" is that part of
25 property taxes levied on the homestead that reflects the ownership
26 percentage of the claimant's household. For purposes of this act, property
27 taxes are "levied" when the tax roll is delivered to the local treasurer with
28 the treasurer's warrant for collection. When a claimant and household own
29 their homestead part of a calendar year, "property taxes accrued" means
30 only taxes levied on the homestead when both owned and occupied as a
31 homestead by the claimant's household at the time of the levy, multiplied
32 by the percentage of 12 months that the property was owned and occupied
33 by the household as its homestead in the year. When a household owns and
34 occupies two or more different homesteads in the same calendar year,
35 property taxes accrued shall be the sum of the taxes allocable to those
36 several properties while occupied by the household as its homestead
37 during the year. Whenever a homestead is an integral part of a larger unit
38 such as a multi-purpose or multi-dwelling building, property taxes accrued
39 shall be that percentage of the total property taxes accrued as the value of
40 the homestead is of the total value. For the purpose of this act, the word
41 "unit" refers to that parcel of property covered by a single tax statement of
42 which the homestead is a part.

43 (g) "Disability" means:

1 (1) Inability to engage in any substantial gainful activity by reason of
2 any medically determinable physical or mental impairment—which that can
3 be expected to result in death or has lasted or can be expected to last for a
4 continuous period of not less than 12 months, and an individual shall be
5 determined to be under a disability only if the physical or mental
6 impairment or impairments are of such severity that the individual is not
7 only unable to do the individual's previous work but cannot, considering
8 age, education and work experience, engage in any other kind of
9 substantial gainful work—which that exists in the national economy,
10 regardless of whether such work exists in the immediate area in which the
11 individual lives or whether a specific job vacancy exists for the individual,
12 or whether the individual would be hired if application was made for work.
13 For purposes of the preceding sentence—(, with respect to any individual),
14 "work—which that exists in the national economy" means work—which that
15 exists in significant numbers either in the region where the individual lives
16 or in several regions of the country;. For purposes of this subsection,—a
17 "physical or mental impairment"—is means an impairment that results from
18 anatomical, physiological or psychological abnormalities—which that are
19 demonstrable by medically acceptable clinical and laboratory diagnostic
20 techniques; or

21 (2) blindness and inability by reason of blindness to engage in
22 substantial gainful activity requiring skills or abilities comparable to those
23 of any gainful activity in which the individual has previously engaged with
24 some regularity and over a substantial period of time.

25 (h) "Blindness" means central visual acuity of $20/200$ or less in the
26 better eye with the use of a correcting lens. An eye—which that is
27 accompanied by a limitation in the fields of vision such that the widest
28 diameter of the visual field subtends an angle no greater than 20 degrees
29 shall be considered for the purpose of this paragraph as having a central
30 visual acuity of $20/200$ or less.

31 (i) "Disabled veteran" means a person who is a resident of Kansas
32 and who:

33 (1) Served in the active military, naval, air or space service, including
34 those groups and individuals listed under 38 C.F.R. § 3.7, and who was
35 discharged or released therefrom under an honorable discharge or a
36 general discharge under honorable conditions;

37 (2) received a disability that was incurred or aggravated in the line of
38 duty in the active military, naval, air or space service, including those
39 groups and individuals listed under 38 C.F.R. § 3.7; and

40 (3) has a service-connected evaluation percentage equal to or greater
41 than 50%, pursuant to 38 U.S.C. § 1101 et seq. or 10 U.S.C. § 1201 et seq.

42 (j) "Rent constituting property taxes accrued" means 15% of the
43 gross rent actually paid in cash or its equivalent in 2026, or any taxable

1 year thereafter, by a claimant and persons who occupy the claimant's
2 household solely for the right of occupancy of a Kansas homestead on
3 which ad valorem property taxes were levied in full for that year. When a
4 household occupies two or more different homesteads in the same
5 calendar year, "rent constituting property taxes accrued" shall be
6 computed by adding the "rent constituting property taxes accrued" for
7 each property rented by the household while occupied by the household as
8 its homestead during the year.

9 (k) "Gross rent" means the rent paid at arm's length solely for the
10 right of occupancy of a homestead or space rent paid to a landlord for the
11 parking of a mobile home, exclusive of charges for any utilities, services,
12 furniture and furnishings or personal property appliances furnished by the
13 landlord as a part of the rental agreement, whether or not expressly set out
14 in the rental agreement. Whenever the director of taxation finds that the
15 landlord and tenant have not dealt with each other at arm's length and
16 that the "gross rent" charge was excessive, the director may adjust the
17 "gross rent" to a reasonable amount for the purposes of the claim.

18 Sec. 3. K.S.A. 2025 Supp. 79-4508 is hereby amended to read as
19 follows: 79-4508. (a) Commencing in the tax year beginning after
20 December 31, 2005, the amount of any claim pursuant to this act and
21 under this section shall be computed by deducting the amount computed
22 under column (2) from the amount of claimant's property tax accrued.

	(1)	(2)
	Claimant's household income	Deduction from property tax accrued
	At least	But not more than
27	\$0	\$6,000
28	6,001	7,000
29	7,001	16,000
30	16,001	27,000
31	27,001	27,600
32		4% plus 4% of every \$1,000, or fraction thereof, of income in excess of \$7,001
33		40% plus 5% of every \$1,000, or fraction thereof, of income in excess of \$16,001
34		95%
35		

36 *Commencing with tax year 2026, column "(2) Deduction from property
37 tax accrued" means deduction from property tax accrued and/or rent
38 constituting property tax accrued, and the amount of any claim under this
39 section shall be computed by deducting the amount computed under
40 column (2) from the amount of claimant's property tax accrued and/or rent
41 constituting property tax accrued.*

42 (b) The director of taxation shall prepare a table under which claims

1 under this act and this section shall be determined. The amount of claim
2 for each bracket shall be computed only to the nearest \$1.

3 (c) The claimant may elect not to record the amount claimed on the
4 claim. The claim allowable to persons making this election shall be
5 computed by the department which shall notify the claimant by mail of the
6 amount of the allowable claim.

7 (d) In the case of all tax years commencing after December 31, 2004,
8 the upper limit threshold amount prescribed in this section, shall be
9 increased by an amount equal to such threshold amount multiplied by the
10 cost-of-living adjustment determined under section 1(f)(3) of the federal
11 internal revenue code for the calendar year in which the taxable year
12 commences.

13 Sec. 4. K.S.A. 2025 Supp. 79-4509 is hereby amended to read as
14 follows: 79-4509. (a) In the event property taxes accrued, *rent constituting*
15 *property taxes accrued or their sum* exceeds \$700 for a household in any
16 one year, the amount thereof shall, for purposes of this act, be deemed to
17 have been \$700.

18 (b) The provisions of subsection (a) shall not apply to a claim for
19 refund pursuant to K.S.A. 2025 Supp. 79-4508a, and amendments thereto.

20 Sec. 5. K.S.A. 79-4511 is hereby amended to read as follows: 79-
21 4511. (a) Every claimant under this act shall supply to the division, in
22 support of a claim, reasonable proof of age or disability, ~~and~~ changes of
23 homestead, household membership, ~~and~~ household income, and size and
24 nature of property claimed as the homestead. A claim alleging disability
25 shall be supported by a report of the examining physician of the claimant
26 with a statement or certificate that the applicant has a disability within the
27 meaning of ~~subsection (g) of~~ K.S.A. 79-4502(g), and amendments thereto.

28 (b) Every claimant who is a homestead owner, or whose claim is
29 based wholly or partly upon homestead ownership at some time during the
30 calendar year, shall supply to the division, in support of a claim, the
31 amount of property taxes levied upon the property claimed as a homestead
32 and a statement that the property taxes accrued used for purposes of this
33 act have been or will be paid by the claimant. Upon request by the
34 division, such claimant shall provide a copy of the statement of property
35 taxes levied upon the property claimed as a homestead. The amount of
36 personal property taxes levied on a manufactured home or mobile home
37 shall be set out on the personal property tax statement showing the amount
38 of such tax as a separate item.

39 (c) *Every claimant who is a homestead renter, or whose claim is*
40 *based wholly or partly upon homestead rent at some time during the*
41 *calendar year, shall supply to the division, in support of a claim, a*
42 *statement prescribed by the director certifying the amount of gross rent*
43 *paid and that ad valorem property taxes were levied in full for that year on*

1 *the property, all or a part of which was rented by the claimant. A claim by*
2 *a homestead renter shall be supported by a verification from the landlord*
3 *of the amount of gross rent actually paid and the length of the tenancy of*
4 *such claimant on forms provided by the director. Upon request by the*
5 *division, such claimant shall provide a copy of the rental agreement. When*
6 *such claimant reports household income that is 150% or less of the*
7 *homestead rent amount and such claimant has failed to provide any*
8 *documentation or information requested by the division to verify such*
9 *household income in support of a claim as required pursuant to subsection*
10 *(a), within 30 days of such request, such homestead property tax refund*
11 *claim shall be denied.*

12 (d) The information required to be furnished under subsection (b) or
13 (c) shall be in addition to that required under subsection (a).

14 Sec. 6. K.S.A. 79-4522 is hereby amended to read as follows: 79-
15 4522. A person owning or occupying a homestead *that is not rental*
16 *property and for which the appraised valuation for property tax purposes*
17 *exceeds \$350,000 in any year shall not be entitled to claim a refund of*
18 *property taxes under the homestead property tax refund act for any such*
19 *year. The provisions of this section shall be a part of and supplemental to*
20 *the homestead property tax refund act.*

21 Sec. 7. K.S.A. 79-4501, 79-4511 and 79-4522 and K.S.A. 2025 Supp.
22 79-4502, 79-4508 and 79-4509 are hereby repealed.

23 Sec. 8. This act shall take effect and be in force from and after its
24 publication in the statute book.