

SESSION OF 2026

SUPPLEMENTAL NOTE ON HOUSE BILL NO. 2634

As Recommended by House Committee on
Local Government

Brief*

HB 2634 would require landlords to comply with a default maintenance code if the rental property is in a city or county that has not adopted a maintenance code.

The bill would establish a default maintenance standard for landlord obligations by requiring compliance with the 2012 International Property Maintenance Code in cities or counties that have not adopted a maintenance code or that have adopted only a partial code.

The bill would specify that if a city or county has already adopted a maintenance code, that local code would apply. The provisions of the bill would not limit a city's or county's authority to adopt or enforce building, housing, or maintenance codes.

The bill would also make technical changes.

Background

The bill was introduced by the House Committee on Local Government at the request of Representatives Essex, Howell, Howerton, and Tarwater.

*Supplemental notes are prepared by the Legislative Research Department and do not express legislative intent. The supplemental note and fiscal note for this bill may be accessed on the Internet at <https://klrd.gov/>

House Committee on Local Government

In the House Committee hearing, **proponent** testimony was provided by Representatives Howell and Howerton, a representative of United Community Service, and a private citizen. The proponents stated the bill would set a default property maintenance code to clarify habitability standards where local codes don't exist while preserving local control and helping courts, tenants, and landlords enforce continuing law.

Written-only proponent testimony was provided by representatives for the Johnson County Department of Housing, Planning, and Community; Kansas Action for Children; Kansas Legal Services; and a private citizen.

Neutral testimony was provided by the Associated Landlords of Kansas. The conferee noted general support for the Landlord Tenant Act but raised questions about why the 2012 code was chosen, why the bill applies only to rental properties, and how enforcement would occur in areas without existing codes, while also expressing concern about potential impacts on smaller "mom and pop" landlords.

Opponent written-only testimony was provided by a representative for the Kansas Housing Association. The opponent stated that the bill could impose costly, inflexible standards on landlords, reduce local control, and create uncertainty for developers, potentially increasing housing costs and reducing supply.

No other testimony was provided.

Fiscal Information

According to the fiscal note provided by the Division of the Budget on the bill, the Kansas Association of Counties and the League of Kansas Municipalities indicated that enactment of the bill would not have a fiscal effect on counties or cities.

Kansas Residential Landlord Tenant Act; building and housing codes; International Property Maintenance Code; housing