

KANSAS REAL ESTATE APPRAISAL BOARD

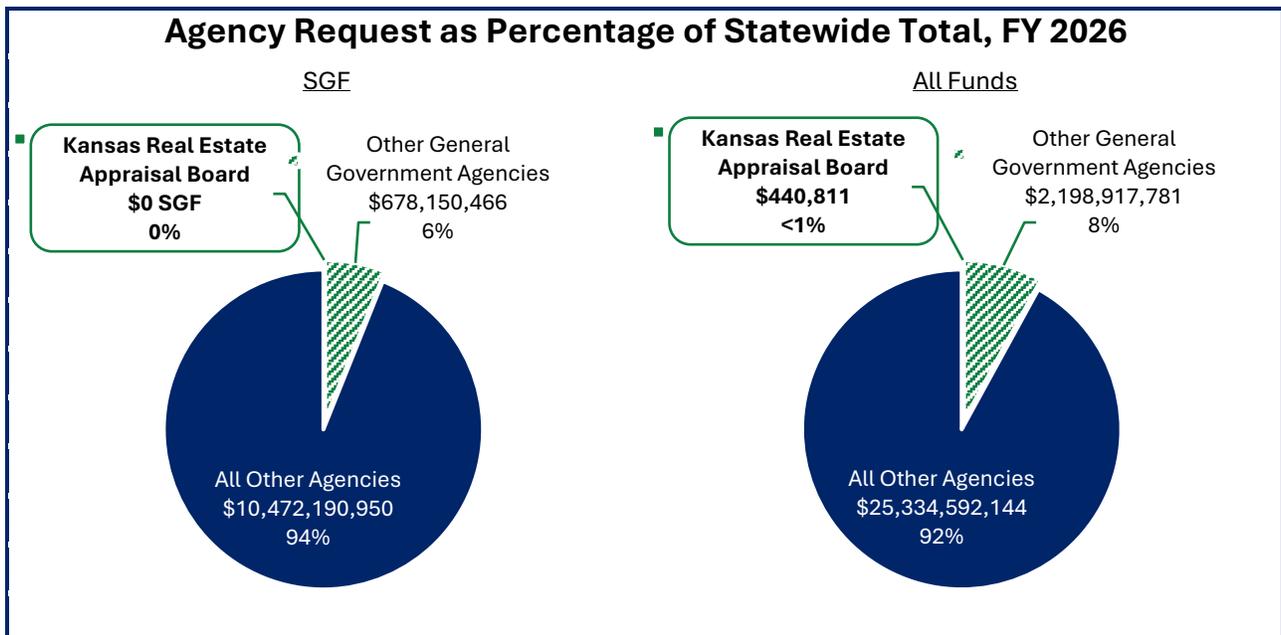
Budget Summary – Agency Request

Executive Summary

The Kansas Real Estate Appraisal Board (KREAB or Board) is the state agency responsible for protecting consumers of real estate services by ensuring that licensed appraisers meet high standards of competency, independence, and professionalism. The agency was established in 1990 under the Kansas State Certified and Licensed Real Property Appraisers Act¹, and its statutory authority was expanded in 2012 under the Kansas Appraisal Management Company Registration Act² to include the registration and oversight of appraisal management companies.

The KREAB administers examinations for prospective licensees, approving and monitoring pre-licensing and continuing education courses, investigating complaints, and taking disciplinary action when warranted to uphold federal and state appraisal standards and ethics. The Board is composed of seven members appointed by the Governor to staggered three-year terms; at least one member must represent the general public, at least two members must represent financial institutions, and at least three members must be licensed real estate appraisers.

Expenditures by Fiscal Year and Version			
	SGF	All Funds	Note
FY 2024 Actual	\$ -	\$ 363,890	Actual expenditures
FY 2025 Actual	-	378,936	Actual expenditures
FY 2026 Approved	-	459,051	2025 SB 125
FY 2026 Agency	-	440,811	Revised estimate, submitted September 2025
FY 2027 Agency	-	400,503	Revised estimate, submitted September 2025



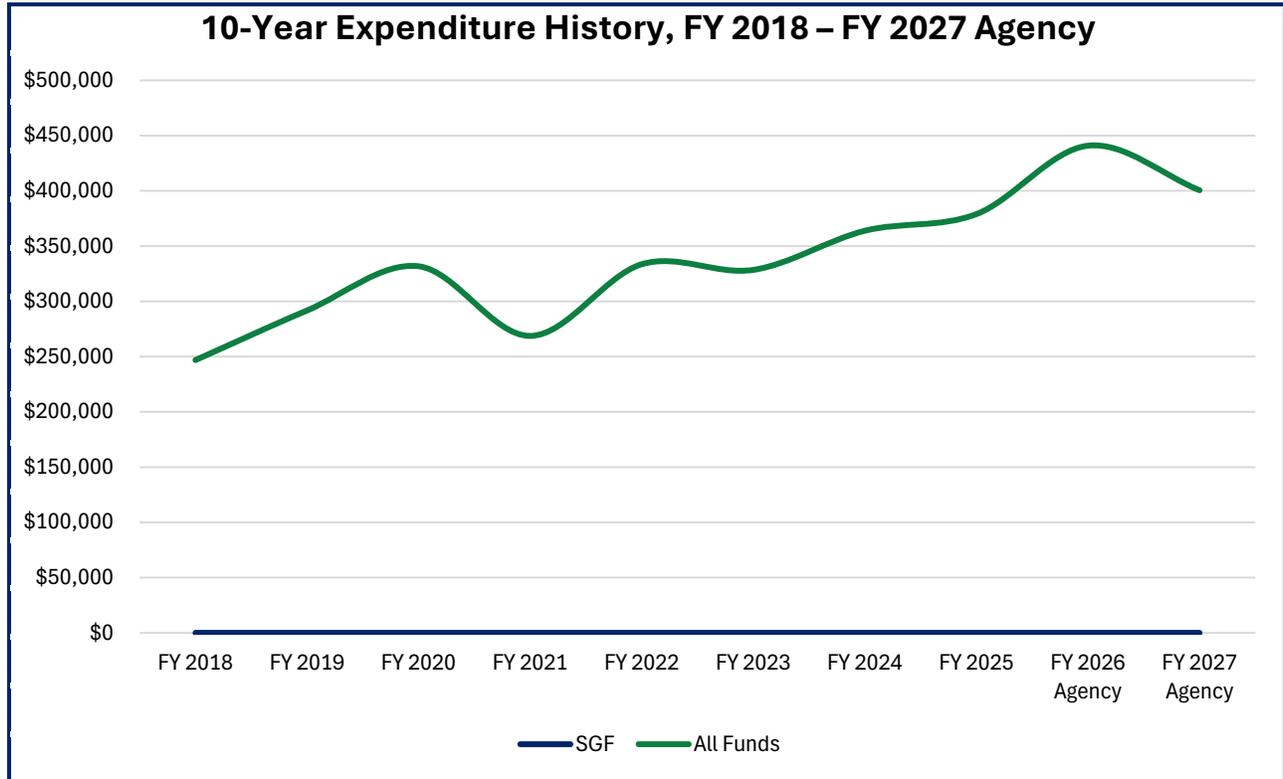
¹ [KSA 58-4101](#) et seq.

² [KSA 58-4701](#) et seq.

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request

Summary of Expenditures



Fiscal Year	SGF		All Funds		FTE	CPI-U*
	Amount	Change (%)	Amount	Change (%)		
FY 2018	\$ -	--	\$ 246,914	(5.9)	2.00	0.2
FY 2019	-	--	291,761	18.2	2.00	--
FY 2020	-	--	331,776	13.7	2.00	0.8
FY 2021	-	--	268,759	(19.0)	2.00	2.4
FY 2022	-	--	333,621	24.1	2.00	9.2
FY 2023	-	--	328,500	(1.5)	2.00	5.8
FY 2024	-	--	363,890	10.8	2.00	3.0
FY 2025	-	--	378,936	4.1	2.00	3.0
FY 2026 Agency	-	--	440,811	16.3	3.00	2.8
FY 2027 Agency	-	--	400,503	(9.1)	2.00	2.4

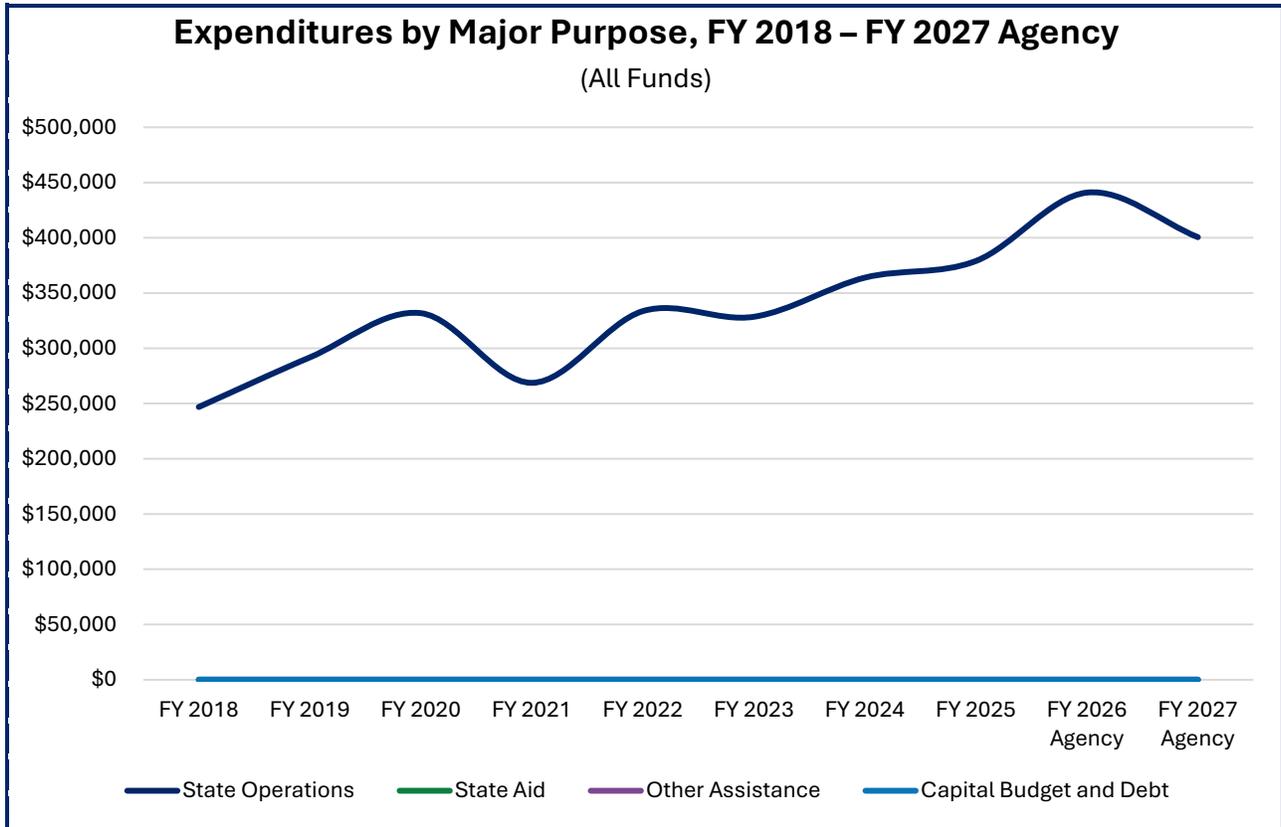
5-Year Change (FY 2023–2027)	\$ -	--	\$ 72,003	21.9	-	11.6
10-Year Change (FY 2018–2027)	-	--	153,589	62.2	-	33.1
3-Year Average** (FY 2023–2025)	-	N/A	357,109	N/A	2.00	N/A

* Note : Consumer Price Index for All Urban Consumers estimate for FY 2026–2027 is from the Consensus Revenue Estimating Group.

** Note : Reflects the three most recent years of actuals data.

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request



Expenditures by Category, FY 2024 – FY 2027 Agency
(All Funds)

	FY 2026 Agency % of Total	FY 2024 Actual	FY 2025 Actual	FY 2026 Approved	FY 2026 Agency	FY 2027 Agency
State Operations						
Salaries and Wages	60.2 %	\$ 217,985	\$ 222,616	\$ 284,788	\$ 265,291	\$ 238,856
Contractual Services	37.4	139,233	148,918	166,363	164,820	154,747
Commodities	1.1	5,839	3,412	7,900	4,700	4,900
Capital Outlay	1.4	833	3,990	-	6,000	2,000
Operating Adjustments	--	-	-	-	-	-
Subtotal	100.0 %	\$ 363,890	\$ 378,936	\$ 459,051	\$ 440,811	\$ 400,503
State Aid and Assistance						
Aid to Locals	-- %	\$ -	\$ -	\$ -	\$ -	\$ -
Other Assistance	--	-	-	-	-	-
Subtotal	-- %	\$ -				
Capital Budget and Debt						
Capital Improvements	-- %	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Principal	--	-	-	-	-	-
Debt Service Interest	--	-	-	-	-	-
Subtotal	-- %	\$ -				
Reappropriations	-- %	\$ -				
GRAND TOTAL	100.0 %	\$ 363,890	\$ 378,936	\$ 459,051	\$ 440,811	\$ 400,503

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request

State Operations

Expenditures by Classification, FY 2024 – FY 2027 Agency						
(State Operations, All Funds)						
	FY 2026 Agency % of Total	FY 2024 Actual	FY 2025 Actual	FY 2026 Approved	FY 2026 Agency	FY 2027 Agency
Salaries and Wages						
Employee Pay	43.9 % \$	160,544 \$	164,791 \$	206,194 \$	193,563 \$	175,697
Employee Benefits	16.3	57,441	57,825	78,594	71,728	63,159
Shrinkage	--	-	-	-	-	-
Subtotal	60.2 % \$	217,985 \$	222,616 \$	284,788 \$	265,291 \$	238,856
Contractual Services						
Communication	1.0 % \$	3,831 \$	4,471 \$	4,500 \$	4,500 \$	4,800
Fees (Professional)	22.2	84,981	84,573	100,000	97,997	88,937
Fees (Other Services)	3.8	12,136	15,119	16,950	16,950	14,550
Freight and Express	--	-	-	-	-	-
Printing and Advertising	--	-	32	-	-	-
Rent and Leases	4.9	19,058	19,433	23,500	21,660	23,660
Repair and Servicing	3.4	15,000	15,000	15,000	15,000	15,000
Travel and Subsistence	1.7	2,999	9,247	5,013	7,313	6,400
Utilities	--	-	-	-	-	-
Other	0.3	1,228	1,043	1,400	1,400	1,400
Subtotal	37.4 % \$	139,233 \$	148,918 \$	166,363 \$	164,820 \$	154,747
Commodities						
Clothing	-- % \$	- \$	- \$	- \$	- \$	-
Equipment and Parts	0.2	568	-	1,000	1,000	1,200
Food	--	-	54	-	-	-
Fuel	--	-	-	-	-	-
Motor Vehicle Parts	--	-	-	-	-	-
Supplies (Office)	0.6	4,419	3,176	6,000	2,800	2,800
Supplies (Professional)	0.2	717	-	900	900	900
Supplies (Research)	--	-	-	-	-	-
Other	--	135	182	-	-	-
Subtotal	1.1 % \$	5,839 \$	3,412 \$	7,900 \$	4,700 \$	4,900
Capital Outlay						
Books	-- % \$	- \$	- \$	- \$	- \$	-
Computer Hardware	1.4	786	3,990	-	6,000	2,000
Computer Software	--	-	-	-	-	-
Equipment, Furniture	--	47	-	-	-	-
Information Processing	--	-	-	-	-	-
Telecommunications	--	-	-	-	-	-
Other	--	-	-	-	-	-
Subtotal	1.4 % \$	833 \$	3,990 \$	- \$	6,000 \$	2,000
Operating Adjustments	-- % \$	- \$	- \$	- \$	- \$	-
TOTAL	100.0 % \$	363,890 \$	378,936 \$	459,051 \$	440,811 \$	400,503

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request

Expenditures by Fund

Expenditures by Fund, FY 2024 – FY 2027 Agency						
	FY 2026 Agency % of Total	FY 2024 Actual	FY 2025 Actual	FY 2026 Approved	FY 2026 Agency	FY 2027 Agency
State General Fund	-- %	\$ -	\$ -	\$ -	\$ -	\$ -
Appraiser Fee Fund	100.0	323,281	378,936	459,051	440,811	400,503
All Other Funds	--	40,609	-	-	-	-
TOTAL	100.0 %	\$ 363,890	\$ 378,936	\$ 459,051	\$ 440,811	\$ 400,503

Fee Fund Analysis

KREAB is a fee-funded agency whose operations are supported through revenue generated from professional licensing and registration activities. The Appraiser Fee Fund, established under [KSA 58-4107](#), serves as the primary receipting and expenditure fund of the Board. All license, application, examination, and registration fees are deposited into this fund, with 90.0 percent of revenues retained by the agency and the remaining 10.0 percent deposited into the State General Fund. These revenues finance all aspects of agency operations, including administrative functions, regulatory oversight, education program approval, complaint investigation, and enforcement actions.

Appraiser Fee Fund				
FY 2024 – FY 2027 Agency				
	FY 2024 Actual	FY 2025 Actual	FY 2026 Agency	FY 2027 Agency
Beginning Balance	\$ 264,549	\$ 251,968	\$ 137,554	\$ 84,023
Revenue				
License Personal Services	\$ 328,280	\$ 284,522	\$ 339,790	\$ 339,790
Recovery of Current FY Expenditures	2,310	-	-	-
Recovery of Prior FY Admin Expenditures	-	-	47,490	-
Operating Transfers Out	(20,000)	(20,000)	-	-
Encumbrances	110	-	-	-
Subtotal – Revenue	\$ 310,700	\$ 264,522	\$ 387,280	\$ 339,790
Total Amount Available	\$ 575,249	\$ 516,490	\$ 524,834	\$ 423,813
Expenditures				
Salaries and Wages	\$ 217,985	\$ 222,616	\$ 265,291	\$ 238,856
Contractual Services	98,624	148,918	164,820	154,747
Commodities	5,839	3,412	4,700	4,900
Capital Outlay	833	3,990	6,000	2,000
Subtotal – Expenditures	\$ 323,281	\$ 378,936	\$ 440,811	\$ 400,503
Ending Balance	\$ 251,968	\$ 137,554	\$ 84,023	\$ 23,310

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request

Kansas Real Estate Appraisal Board Fees, FY 2026			
Fee	Current Fee	Statutory Limit*	Previous Fee**
Application for Certification and Licensure	\$ 50	\$ 50	\$ -
Original Certification and Licensure	225	300	-
Annual Renewal	200	300	-
Late Renewal Fee	50	50	-
Certification Letter	10	25	-
New Continuing Education Course Approval	50	100	-
New Pre-licensing Course Approval	100	100	-
Renewal of Courses	25	25	-
Approval and Renewal of all Appraisal Qualifications	10	25	-
Reinstatement of License Fee	50	50	-
Temporary Practice Permit	50	50	-
Appraisal Management Company Registration	1,500	3,500	-
Appraisal Management Company Renewal Fee	1,100	3,500	-
Appraisal Management Company Late Fee	100	500	-

* Note: The authority for these fees is found in [KSA 58-4107](#).

** Note: These fees were not changed within the last two fiscal years.

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request

FY 2026 Analysis

Summary of Agency Budget Request, FY 2026					
	SGF	Appraiser Fee Fund	Total	FTE Positions	
Approved, FY 2026					
1. 2025 SB 125, without Reappropriations	\$ -	\$ 459,051	\$ 459,051	3.0	
Reappropriations					
No Reappropriations	\$ -	\$ -	\$ -	--	
Supplemental Requests					
No Supplemental Requests	\$ -	\$ -	\$ -	--	
Agency Changes					
2. Salaries and Wages	\$ -	\$ (19,497)	\$ (19,497)	--	
3. All Other Adjustments	-	1,257	1,257	--	
Subtotal – Agency Changes	\$ -	\$ (18,240)	\$ (18,240)	--	
TOTAL	\$ -	\$ 440,811	\$ 440,811	3.0	

Approved Budget

1. 2025 SB 125

The 2025 Legislature passed, and the Governor enacted, one bill appropriating and adjusting funding for state agencies. A total of \$459,051, all from special funds, was approved for the KREAB in FY 2026.

Agency Changes

2. Salaries and Wages

The agency's revised estimate includes a decrease of \$19,497, all from the Appraiser Fee Fund, for FY 2026. In FY 2025, the Legislature authorized a one-time expenditure of \$50,000 from special revenue funds to support the Executive Director transition plan. Following the retirement of the former Director, \$12,630 remained unexpended. Additional reductions in salaries and wages are attributable to decreases in retirement costs and insurance costs.

3. All Other Adjustments

All other adjustments total an increase of \$1,257, all from the Appraiser Fee Fund, for FY 2026. The agency requested additional funding for expert witnesses. The agency indicates that increases in fees result from a pending disciplinary hearing, which is expected to require extended testimony and associated court reporting services. The agency requested \$6,000, all from the Appraiser Fee Fund, for computer hardware and support equipment to replace outdated technology.

The agency slightly offset these increases by decreasing their requests for professional fees, software rental, and office supplies to more closely align with actual expenditures in FY 2026. The agency indicated the original estimates were higher than necessary.

KANSAS REAL ESTATE APPRAISAL BOARD

Budget Summary – Agency Request

FY 2027 Analysis

Summary of Agency Budget Request, FY 2027					
	SGF	Appraiser Fee Fund	Total	FTE Positions	
Approved, FY 2027					
1. 2025 SB 125, without Reappropriations	\$ -	\$ 400,503	\$ 400,503		3.0
Enhancement Requests					
No Enhancement Requests	\$ -	\$ -	\$ -		--
Agency Changes					
2. Salaries and Wages	\$ -	\$ 11,153	\$ 11,153		--
3. All Other Adjustments	-	(11,153)	(11,153)		--
Subtotal – Agency Changes	\$ -	\$ -	\$ -		--
TOTAL	\$ -	\$ 400,503	\$ 400,503		3.0

Approved Budget

1. 2025 SB 125

[KSA 75-3717\(f\)](#) requires select agencies, of a primarily regulatory nature, to submit a budget request for an additional fiscal year at the beginning of a biennium. The Kansas Real Estate Appraisal Board is one such biennial agency and has an approved budget for FY 2027. A total of \$400,503, all from special funds, was approved for the Kansas Real Estate Appraisal Board in FY 2027. The agency is requesting no additional funding for FY 2027. a budget request for an additional fiscal year at the beginning of a biennium. The KREAB is one such biennial agency and has an approved budget of \$400,503, all from special funds, for FY 2027. The agency is requesting no additional funding for FY 2027.

Agency Changes

2. Salaries and Wages

The agency request includes an increase of \$11,153, all from Appraiser Fee Funds, for FY 2027. The 2025 Legislature approved salary increases for most state employees based on the Department of Administration’s market survey in FY 2026. The agency request includes \$12,394, all from the Appraiser Fee Fund, for FY 2027 to account for an increase in expenditure limitation inadvertently omitted from the plan. Along with all other adjustments, this is a cost-neutral adjustment for FY 2027.

3. All Other Adjustments

All other adjustments total a decrease of \$11,153, all from special revenue funds, for FY 2027. Reductions for professional fees, software rental, and office supplies were made to more closely align with actual expenditures in FY 2027. The agency indicated the original estimates were higher than necessary.