

KANSAS REAL ESTATE COMMISSION

Budget Summary – Agency Request

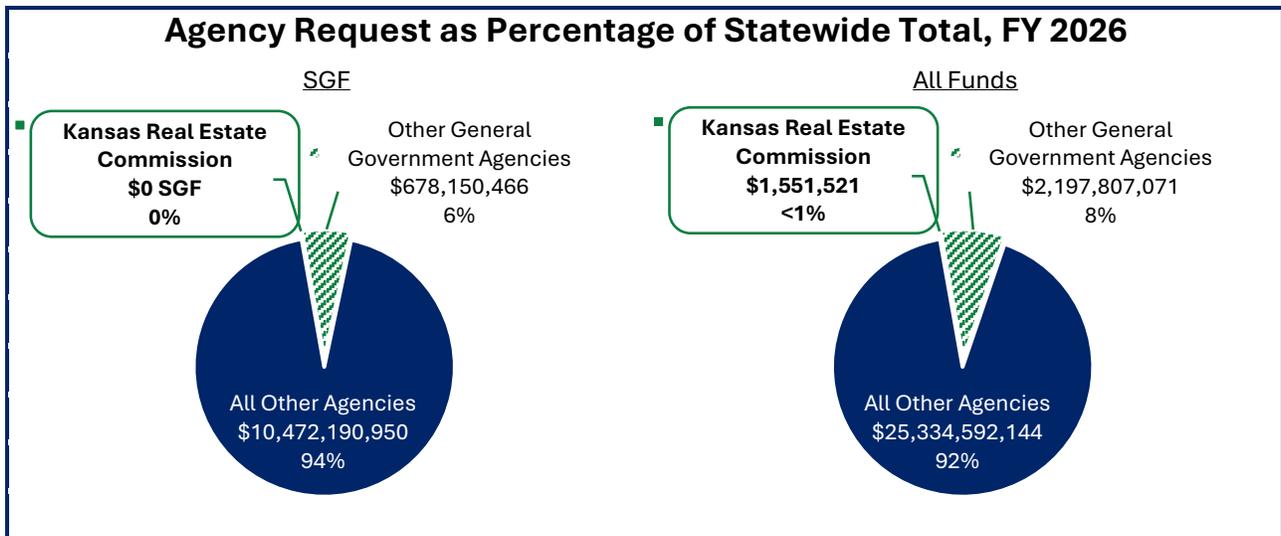
Executive Summary

The mission of the Kansas Real Estate Commission (KREC) is to protect Kansans in the selling, purchasing, and leasing of real estate, by developing responsive policies and procedures that are focused on serving Kansas customers. The KREC has established various programs designed to protect the public interest in real estate transactions, including programs focused on licensure, education, and compliance.

The KREC is composed of five members appointed by the Governor for staggered four-year terms. One member is appointed from each congressional district, and one member is appointed from the state at-large. At least three members must have held a real estate broker’s license for a minimum of five years, and at least one member must have no prior experience in the real estate brokerage business. The Director manages the KREC staff, oversees compliance activities like audits and complaint investigations, provides guidance on real estate topics to licensees and the public, and handles administrative tasks.

The agency operates under the authority granted by [KSA 74-4201 et seq.](#), which establishes the KREC as a five-member body appointed by the Governor. The Real Estate Brokers’ and Salespersons’ License Act¹ prescribes professional licensing standards, while the Brokerage Relationships in Real Estate Transactions Act² governs legal and ethical framework of brokerage relationships in the state.

Expenditures by Fiscal Year and Version				
	SGF	All Funds	Note	
FY 2024 Actual	\$ -	\$ 1,396,127	Actual expenditures	
FY 2025 Actual	-	1,440,649	Actual expenditures	
FY 2026 Approved	-	1,546,772	2025 SB 125	
FY 2026 Agency	-	1,551,521	Revised estimate, submitted September 2025	
FY 2027 Agency	-	1,584,608	Revised estimate, submitted September 2025	



¹ [KSA 58-3034 et seq.](#)

² [KSA 58-30,101 et seq.](#)

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Budget and Policy Snapshot

The tables below provide a selection of items that inform the agency budget request. These items include **supplemental and enhancement requests** (^{NEW}), adjustments related to **reappropriated funds** (^{NEW}), **language-only policy changes** requested for inclusion in legislation, changes in **federal or state policy** that impact agency funding, and other budgetary items.

These tables are not intended to be a comprehensive list of changes in the agency budget request. For more detail on individual fiscal year requests, please refer to the [FY 2026 Analysis](#) and [FY 2027 Analysis](#) sections later in this document.

FY 2026

This agency does not have any significant changes from the FY 2026 approved budget.

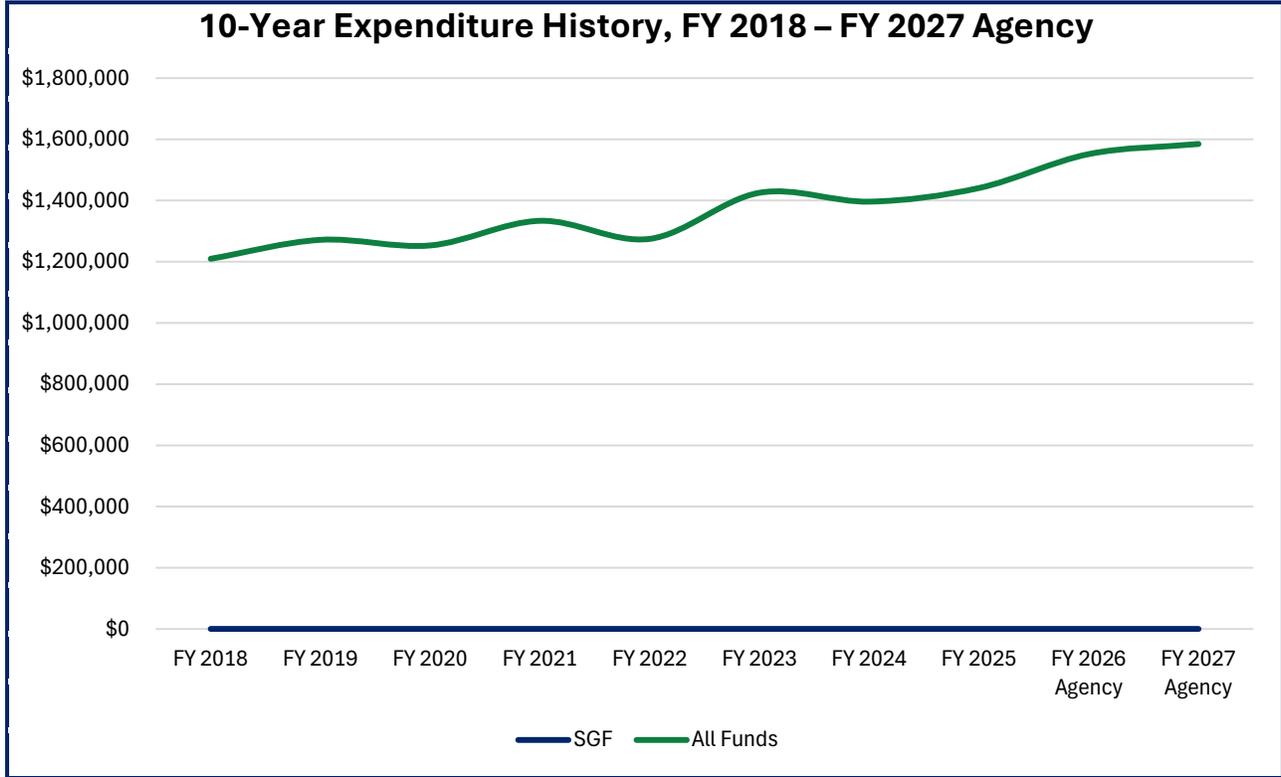
FY 2027

Item	Amount	Source	Note
2025 Legislative Pay Plan	\$ 41,294	Real Estate Fee Fund & Real Estate Recovery Revolving Fund	Increase in expenditure limitation inadvertently omitted from the plan.

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Summary of Expenditures



Fiscal Year	SGF		All Funds		FTE	CPI-U* Change (%)	
	Amount	Change (%)	Amount	Change (%)			
FY 2018	\$	-	\$	1,209,396	4.2	11.80	0.2
FY 2019		-		1,271,352	5.1	11.80	--
FY 2020		-		1,253,005	(1.4)	11.70	0.8
FY 2021		-		1,333,454	6.4	12.00	2.4
FY 2022		-		1,274,462	(4.4)	12.00	9.2
FY 2023		-		1,425,156	11.8	12.00	5.8
FY 2024		-		1,396,127	(2.0)	12.00	3.0
FY 2025		-		1,440,649	3.2	12.00	3.0
FY 2026 Agency		-		1,551,521	7.7	12.00	2.8
FY 2027 Agency		-		1,584,608	2.1	12.00	2.4

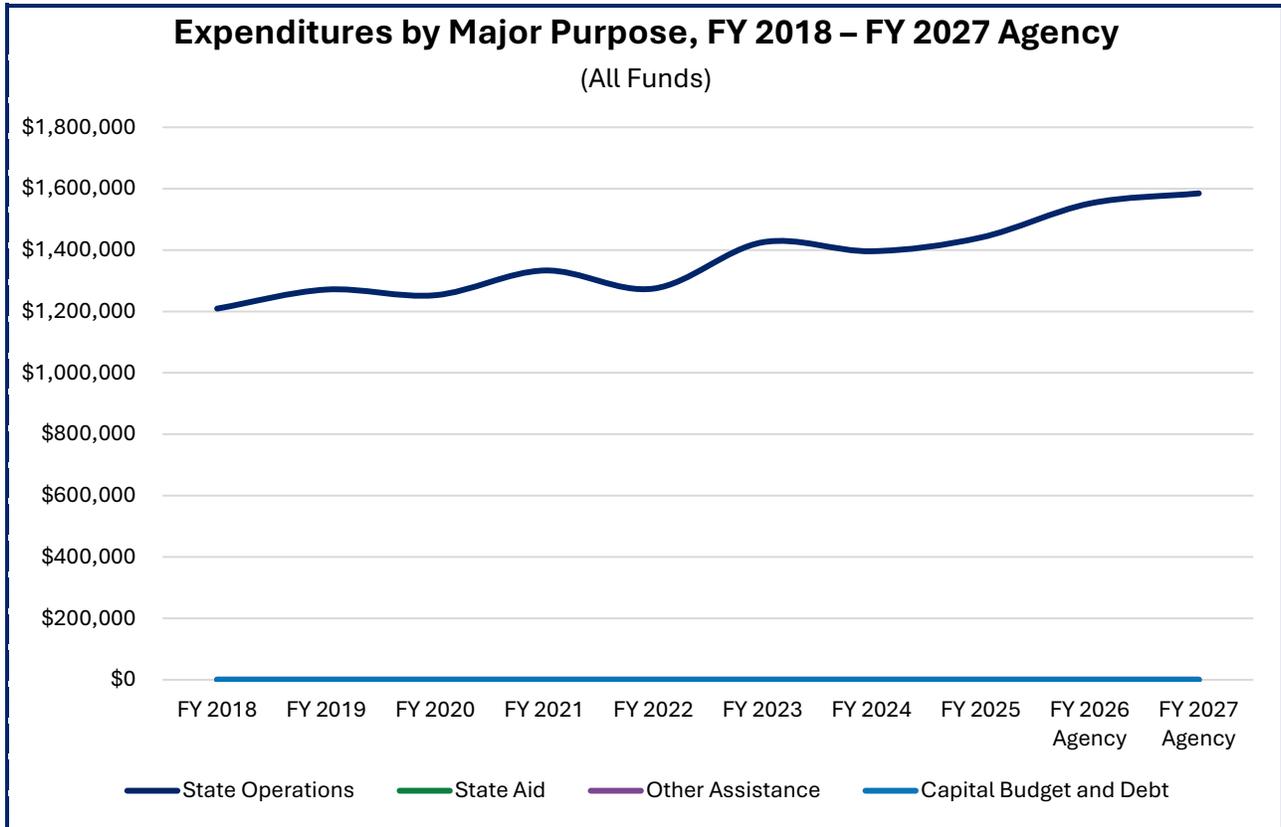
5-Year Change (FY 2023–2027)	\$	-	\$	159,452	11.2	-	11.6
10-Year Change (FY 2018–2027)		-		375,212	31.0	0.20	33.1
3-Year Average** (FY 2023–2025)		-	N/A	1,420,644	N/A	12.00	N/A

* 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.

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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	68.7 %	\$ 945,769	\$ 973,243	\$ 1,065,616	\$ 1,065,509	\$ 1,079,883
Contractual Services	30.7	440,759	456,236	474,711	476,974	496,340
Commodities	0.2	3,100	3,897	4,195	3,145	3,235
Capital Outlay	0.4	6,499	7,273	2,250	5,893	5,150
Operating Adjustments	--	-	-	-	-	-
Subtotal	100.0 %	\$ 1,396,127	\$ 1,440,649	\$ 1,546,772	\$ 1,551,521	\$ 1,584,608
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 %	\$ 1,396,127	\$ 1,440,649	\$ 1,546,772	\$ 1,551,521	\$ 1,584,608

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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	48.8 % \$	685,918 \$	708,397 \$	746,812 \$	757,726 \$	757,725
Employee Benefits	19.8	259,851	264,846	318,804	307,783	322,158
Shrinkage	--	-	-	-	-	-
Subtotal	68.7 % \$	945,769 \$	973,243 \$	1,065,616 \$	1,065,509 \$	1,079,883
Contractual Services						
Communication	1.1 % \$	16,208 \$	18,251 \$	17,219 \$	17,319 \$	17,479
Fees (Professional)	7.8	102,940	107,881	117,577	120,332	126,716
Fees (Other Services)	13.7	219,997	210,900	214,563	212,643	219,756
Freight and Express	--	-	-	-	-	-
Printing and Advertising	0.2	-	2,139	10,150	3,852	2,372
Rent and Leases	3.7	57,476	55,839	56,229	56,741	56,891
Repair and Servicing	0.1	6	-	400	400	400
Travel and Subsistence	3.7	40,990	52,191	54,888	57,722	63,052
Utilities	--	-	-	-	-	-
Other	0.5	3,142	9,035	3,685	7,965	9,674
Subtotal	30.7 % \$	440,759 \$	456,236 \$	474,711 \$	476,974 \$	496,340
Commodities						
Clothing	0.1 % \$	1,517 \$	15 \$	1,400 \$	1,400 \$	1,400
Equipment and Parts	--	29	29	-	-	-
Food	0.1	934	891	945	845	910
Fuel	--	-	-	-	-	-
Motor Vehicle Parts	0.1	273	493	500	400	400
Supplies (Office)	0.1	177	2,284	1,000	300	300
Supplies (Professional)	--	-	-	-	-	-
Supplies (Research)	--	-	-	-	-	-
Other	0.1	170	185	350	200	225
Subtotal	0.2 % \$	3,100 \$	3,897 \$	4,195 \$	3,145 \$	3,235
Capital Outlay						
Books	-- % \$	- \$	- \$	- \$	- \$	-
Computer Hardware	0.3	6,410	6,477	1,000	4,643	4,900
Computer Software	--	-	120	-	-	-
Equipment, Furniture	0.1	89	-	1,250	1,250	250
Information Processing	--	-	676	-	-	-
Telecommunications	--	-	-	-	-	-
Other	--	-	-	-	-	-
Subtotal	0.4 % \$	6,499 \$	7,273 \$	2,250 \$	5,893 \$	5,150
Operating Adjustment:	-- % \$	- \$	- \$	- \$	- \$	-
TOTAL	100.0 % \$	1,396,127 \$	1,440,649 \$	1,546,772 \$	1,551,521 \$	1,584,608

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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	-- %	\$ -	\$ -	\$ -	\$ -	\$ -
Real Estate Fee Fund	89.7	1,266,067	1,330,593	1,392,207	1,392,207	1,421,964
Background Investigations Fee Fund	7.2	119,940	110,000	112,122	112,122	112,000
Real Estate Recovery Revolving Fund	3.0	10,120	56	42,443	47,192	50,644
TOTAL	100.0 %	\$ 1,396,127	\$ 1,440,649	\$ 1,546,772	\$ 1,551,521	\$ 1,584,608

Real Estate Fee Fund Analysis

The Real Estate Fee Fund is the primary receipting and expenditure fund of the KREC. All license, application, and other fees are remitted to the Real Estate Fee Fund by the agency. Even-numbered fiscal years have higher revenues due to more licensees having expiration dates in that year of their two-year renewal cycle. This fund is sensitive to fluctuations in the economy and the housing market, as participation in the real estate profession varies with market conditions. In FY 2022, the KREC experienced record revenues resulting from a surge in the housing market, which led to an increased volume of license applications and renewals. Application activity stabilized in FY 2023 and FY 2024. The KREC projects that revenues will decline in FY 2025, remain steady in FY 2026, and experience a moderate increase in FY 2027.

Real Estate Commission Fees, FY 2026			
Fee	Current Fee	Statutory Limit	Previous Fee**
Real Estate Broker Application	\$ 50	\$ 50	\$ -
Real Estate Broker License (Original and Renewal)	175	200	-
Real Estate Salesperson Application	15	25	-
Real Estate Salesperson License	125	150	-
Course Approval (Provider)	75	75	-
Course Approval (Licensee)	20	20	-
Background Investigation	70	Cost Recovery*	60
Open Company Office (Primary and Branch)	100	100	-

* Note: The authority for these fees is found in [KSA 58-3063](#).

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

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Real Estate Fee Fund					
FY 2024 – FY 2027 Agency					
	FY 2024	FY 2025	FY 2026	FY 2027	
	Actual	Actual	Agency	Agency	
Beginning Balance	\$ 1,400,749	\$ 1,489,492	\$ 1,443,267	\$ 1,319,480	
Revenue					
License – Business	\$ 1,322,225	\$ 1,263,915	\$ 1,264,920	\$ 1,242,700	
License – Personal Services	(900)	(100)	-	-	
Clerical Services	144	-	-	-	
Sale of Assets	6,160	-	-	-	
Other Fines, Penalties, and Forfeitures	29,998	40,553	23,500	23,500	
Operating Transfers Out	(20,000)	(20,000)	(20,000)	(20,000)	
Encumbrances	17,183	-	-	-	
Subtotal – Revenue	\$ 1,354,810	\$ 1,284,368	\$ 1,268,420	\$ 1,246,200	
Total Amount Available	\$ 2,755,559	\$ 2,773,860	\$ 2,711,687	\$ 2,565,680	
Expenditures					
Salaries and Wages	\$ 935,769	\$ 973,243	\$ 1,023,962	\$ 1,034,884	
Contractual Services	320,699	346,180	359,207	378,695	
Commodities	3,100	3,897	3,145	3,235	
Capital Outlay	6,499	7,273	5,893	5,150	
Subtotal – Expenditures	\$ 1,266,067	\$ 1,330,593	\$ 1,392,207	\$ 1,421,964	
Ending Balance	\$ 1,489,492	\$ 1,443,267	\$ 1,319,480	\$ 1,143,716	

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Budget Summary – Agency Request

FY 2026 Analysis

Summary of Agency Budget Request, FY 2026						
	SGF	Real Estate Fee Fund	All Other Funds	Total	FTE Positions	
Approved, FY 2026						
1. 2025 SB 125	\$ -	\$ 1,392,207	\$ 154,565	\$ 1,546,772	12.0	
Reappropriations						
No Reappropriations	\$ -	\$ -	\$ -	\$ -	--	
Supplemental Requests						
No Supplemental Requests	\$ -	\$ -	\$ -	\$ -	--	
Agency Changes						
2. Contractual Services	\$ -	\$ -	\$ 2,263	\$ 2,263	--	
3. All Other Adjustments	\$ -	\$ -	\$ 2,486	\$ 2,486	--	
Subtotal – Agency Changes	\$ -	\$ -	\$ 4,749	\$ 4,749	--	
TOTAL – Agency Revised Estimate	\$ -	\$ 1,392,207	\$ 159,314	\$ 1,551,521	12.0	

Approved Budget

1. 2025 SB 125

The 2025 Legislature passed, and the Governor enacted, one bill appropriating and adjusting funding for state agencies. The approved budget for the KREC totals \$1.5 million, all from special revenue funds, in FY 2026.

Agency Changes

2. Contractual Services

The agency’s revised request includes an increase of \$2,263, all from the Real Estate Fee Fund, to cover attorney and legal fees as well as software purchases used to develop online compliance courses.

According to the agency, the Office of the Attorney General provides legal representation to the KREC and has increased its fees in FY 2026. The agency also anticipates additional costs related to hearings before the Office of Administrative Hearings.

The software purchases will support the creation of online compliance courses required for licensees who have violated Kansas license law. Completion of these courses serves as an alternative to monetary fines.

3. All Other Adjustments

The agency’s revised request includes a \$2,486 increase from the Real Estate Fee Fund for miscellaneous pay adjustments. The agency indicated that many 10-plus-year-old monitors will need to be replaced within the next 2 years.

KANSAS REAL ESTATE COMMISSION

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FY 2027 Analysis

Summary of Agency Budget Request, FY 2027						
	SGF	Real Estate Fee Fund	All Other Funds	Total	FTE Positions	
Approved, FY 2027						
1. 2025 SB 125	\$ -	\$ 1,383,770	\$ 157,900	\$ 1,541,670	12.0	
Enhancement Requests						
No Enhancements	\$ -	\$ -	\$ -	\$ -	--	
Agency Changes						
2. 2025 Legislative Pay Plan	\$ -	\$ 38,194	\$ 1,550	\$ 39,744	--	
3. All Other Adjustments	-	-	3,194	3,194	--	
TOTAL – Agency Request	\$ -	\$ 1,421,964	\$ 162,644	\$ 1,584,608	12.0	

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 KREC is one such biennial agency and has an approved budget for FY 2027.

Agency Changes

2. 2025 Legislative Pay Plan

The 2025 Legislature approved salary increases for most state employees based on the Department of Administration’s market survey in FY 2026. This request is an increase of \$39,744, all from special revenue funds, to account for an increase in expenditure limitation inadvertently omitted from the plan.

3. All Other Adjustments

The agency’s revised request includes an increase of \$3,194, all from the Real Estate Fee Fund, to cover costs associated with legal services, software purchases for online compliance course development, and job-related conferences.

According to the agency, the Office of the Attorney General provides legal representation to the KREC and has increased its fees. The agency also anticipates additional costs related to hearings before the Office of Administrative Hearings.

The software purchases will support the creation of online compliance courses required for licensees who have violated Kansas license law. Completion of these courses serves as an alternative to monetary fines.

In addition, the agency participates in conferences hosted by the Association of Real Estate License Law Officials (ARELLO). Registration fees for these conferences are expected to increase effective July 1, 2026.