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To: House Local Government Committee
From: Mark Tomb, VP of Governmental Affairs
Date: 2/19/2024

Re: Written Testimony in Support of HB 2704

On behalf of the Kansas Association of REALTORS® (KAR), thank you for the opportunity to provide written testimony in support of HB 2704, legislation that would require reasonableness in the regulation of home-based businesses by creating the No-Impact Home-Based Business Fairness Act.

KAR represents over 11,000 members involved in residential, commercial, and agricultural real estate and has advocated on behalf of the state's property owners for more than 100 years. REALTORS® serve an important role in the state's economy and are dedicated to working with our elected officials to create better communities by supporting economic development, a high quality of life and providing affordable housing opportunities while protecting the rights of private property owners.

The regulation of home-based businesses by local governments should be limited to activities that actually impact neighbors and neighborhoods. This legislation recognizes that if a business activity is legal, largely out of sight, and does not generate a substantial increase in parking and traffic then it should not be of concern to a local government. The KAR Legislative Policy Statement expresses the following:

REALTORS® believe in the fundamental right of all private property owners working through local governments to determine the highest and best use of their land. Further, we maintain that every citizen should have the right to acquire real property with the confidence and certainty that the value of such property will not be unreasonably diminished by governmental action at any level without just compensation or the owner's express consent.

Accordingly, we are opposed to any unreasonable restrictions and radical changes in existing zoning laws where such actions significantly undermine the market value and utility of private property or the reasonable expectations of property owners. Any unreasonable restrictions on land use decreases the investment value of real estate and significantly undermines economic growth opportunities.

Thank you for the opportunity to provide testimony in support of HB 2704. We respectfully request that the Committee act favorably on HB 2704.