

SESSION OF 2024

**SUPPLEMENTAL NOTE ON HOUSE BILL NO. 2733**

As Recommended by House Committee on  
Local Government

**Brief\***

HB 2733 would establish a new section in the Kansas Uniform Common Interest Owners Bill of Rights Act (Act).

***Building Code Compliance***

The bill would require homeowners' associations that are responsible for repair or maintenance of any part of a unit's exterior to conduct all repairs and maintenance in accordance with all relevant building codes.

***Enforcement***

The bill would apply the enforcement of rights provision of the Act to the new section. Additionally, when an association knowingly fails to comply with this section, the bill would authorize the Office of the Attorney General to take legal action against the association. The bill would hold any association that knowingly violates the bill liable for payment of a civil fine not to exceed \$500 per violation. The bill would also establish jurisdiction for the court to enforce the provisions of the bill.

The bill would have all fines recovered in this manner deposited into the State General Fund (SGF).

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\*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 <http://www.kslegislature.org>

## **Background**

The bill was introduced by the House Committee on Local Government at the request of Representative Featherston.

### ***House Committee on Local Government***

In the House Committee hearing, **proponent** testimony was provided by a private citizen. The proponent generally stated the bill would help prevent issues like hers where the homeowners' association provided inferior maintenance that resulted in damage to her home and has led to her having to sue the homeowners' association as her only means to try and force them to remedy the situation.

Written-only proponent testimony was provided by a private citizen.

No other testimony was provided.

## **Fiscal Information**

According to the fiscal note prepared by the Division of the Budget on the bill, the Office of the Attorney General states the bill would require \$530,000 SGF for FY 2025, \$472,000 SGF for FY 2026, and 5.0 FTE positions. The agency was unable to estimate the amount of revenue that would be generated by such actions.

Any fiscal effect associated with the bill is not included in *The FY 2025 Governor's Budget Report*.

Local government; Office of the Attorney General; home owners' associations; home repairs, civil fines