

Thank you for reviewing my testimony on HB2268 with regard to HOAs and Solar Panels. As a Council Member in Overland Park, one request that I hear frequently from HOAs and residents is help removing antiquated covenants that prevent solar panels. The sentiment that I hear is that most HOAs put in "anti-solar" covenants when the HOA was formed. At this time, for many neighborhoods in Overland Park and in our state, solar panels were large and unsightly. Modern solar panels aren't as problematic and may add to a home's value... As a result, it has been expressed to me, many HOAs would like to change their covenants but the process to do so is time consuming and can be cost prohibitive as they require forms to be notarized and a high percentage of residents to sign forms – in a neighborhood such as mine with 568 homes, this effort is time consuming and the last time a covenant was changed, it took our HOA over 3 years to complete the process. I view HB2268 as an opportunity for the state to provide a much needed and value added reset which helps protect homeowners rights to do what's best for their property and not be subjected to antiquated covenants that were created based on technology at the time. While I am a strong proponent of local control and would rather the House do a "reset" like the state did in 2008 with HOA restrictions on political signage - I do appreciate that this measure would help solve the issue... In a perfect world, this bill would not usurp the HOAs local control and would merely provide assistance to remove current day obstacles to eliminating these restrictions – however if “push comes to shove” – I do support this bill as is.

Thank you for considering this matter and I do hope it passes.