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TO: Senator Carolyn McGinn, Chairwoman
and Members of the Senate Local Government Committee

FROM: Martha Smith, Executive Director
Kansas Manufactured Housing Association

DATE: March 3, 2022

RE: SB 510 – Enacting the Kansas vacant property act to prohibit municipalities from imposing any fees or registration requirements on unoccupied residential or commercial property. Proponent.

Chairwoman McGinn and Members of the Senate Local Government Committee, my name is Martha Smith and I am the Executive Director of the Kansas Manufactured Housing Association (KMHA). KMHA is a statewide trade association representing all facets of the manufactured and modular housing industries (manufacturers, retail centers, manufactured home community owners and operators, service and supplier companies, finance and insurance companies and transport companies) and I appreciate the opportunity to provide comments in support of SB 510, which prohibits municipalities from imposing any fee or registration requirement on unoccupied residential or commercial property.

KMHA supports SB 510, the association feels that local government's vacant property registration infringes on private property rights.

There are many reasons for a property to not be occupied such as a tenant leaving without notice; remodeling and repair of a structure; the inheritance process; lack of a buyer; lack of a tenant or just uncertainty of what the owners would like to do with the property. KMHA is of the opinion that it is still the right of the property owners to make the decision on how they want to occupy their property.

We do understand that in some cases the property may not be kept up to local code; most local governments already have nuisance ordinances in place that address these issues. While we do not feel that SB 510 prohibits local government's ability to collect for costs to secure the property, KMHA is not opposed to clarifying the language.