

# 2016 Kansas REALTORS® Legislative Agenda



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Better business begins at the Capitol. Understand the top issues affecting real estate in Kansas today and how the Kansas state legislature can better protect property ownership and your business interests.

REALTORS® are dedicated to working with elected officials for a better real estate market. Our work focuses on job growth, economic development, and protecting private property rights. This results in a better quality of life and more affordable housing opportunities across the state.

Read on to learn how legislative issues could affect your business. Then join Kansas REALTORS® at Capitol Conference on February 9-11.

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## 1. Oppose Tax Increases for the Middle-Class Property Owners

### WHAT'S HAPPENING:

- Economic growth depends on a stable investment environment with a consistent tax code. **Eliminating the mortgage interest and property tax deductions would lead to a tax increase for middle-class Kansas homeowners.** In past years, the Legislature has wisely rejected eliminating the deduction, but further changes to the state income tax code would create uncertainty for Kansas families, small business owners and farmers.

### WHAT LAWMAKERS SHOULD DO:

- KAR will ask the Kansas Legislature to not interfere in the recovering real estate market by opposing attempts to re-open the state income tax reform debate.

## 2. Reduce Property Taxes

### WHAT'S HAPPENING:

- Over the last 17 years, the property tax burden on Kansans has increased by three times the rate of inflation over that time period. In 2015, the Legislature gave voters the right to vote when cities and counties increase property tax by more than the rate of inflation over the preceding year. **Kansans deserve the right to vote on whether their property taxes will continue to skyrocket in future years.**

### WHAT LAWMAKERS SHOULD DO:

- KAR will ask the Kansas Legislature to move up the effective date of the “public vote requirement” and **give voters the right to vote on any future increases in Kansas property taxes.**

### 3. Lower Property Tax Burden on Commercial Property Owners and Small Businesses

#### WHAT'S HAPPENING:

- High property tax has made Kansas a less attractive place to start and run a business. An unfair valuation process for commercial properties further discourages investment in Kansas commercial real estate. The legislature must make major changes to create a business-friendly environment for entrepreneurs and small businesses.

#### WHAT LAWMAKERS SHOULD DO:

- KAR will ask the Kansas Legislature to stimulate economic development and job growth by passing legislation to restore fairness to the property tax valuation process and **reduce the tax burden on commercial property owners.**

### 4. Protect Consumer Choice in the Housing Market

#### WHAT'S HAPPENING:

- Advocacy groups are pushing local governments to institute “inclusionary zoning” which requires a given share of new construction to be affordable by people with low to moderate incomes. These “price controls” act as a tax and can lead to a significant decrease in the number of units built and an increase in the cost of market rate rental and owner-occupied housing units.

#### WHAT LAWMAKERS SHOULD DO:

- KAR will ask the Kansas Legislature to **protect consumer choice and the free market** by passing legislation to prohibit local governments from establishing or enforcing price controls on commercial or residential private property.