



Grassroots Strength

The Kansas Association of REALTORS® (KAR) is the state's largest professional trade association, representing nearly 10,000 members involved in agricultural, commercial and residential real estate.

Economic Engine

REALTORS® are dedicated advocates for over 700,000 Kansas home owners and commercial property owners. We serve a very important role in creating economic growth, growing jobs and stimulating the overall Kansas economy.

Partners In Policy

REALTORS® are dedicated to working with elected officials to create a better Kansas by supporting job growth and economic development, a high quality of life and affordable housing opportunities while protecting the rights of private property owners.



The Kansas REALTOR® Party is the voice of the Kansas Association of REALTORS® and represents nearly 10,000 Kansas REALTORS®. The Kansas REALTOR® Party advocates for state policies that strengthen the ability of all Kansans to own, buy and sell property.

2019 Priority Legislative Issues

Income Tax

Economic growth depends on a stable investment environment with a consistent tax code. Since 2012, the Kansas Legislature has passed alterations to Kansas tax policy followed by a repeal of many of those measures in 2017. Throughout the turmoil, **Kansas lawmakers have preserved the Kansans' ability to claim the mortgage interest and property tax deductions on state income tax returns.**

Federal tax reform enacted in 2017 doubled the federal standard deduction. Kansas requires taxpayers who take the federal standard deduction to also take the state standard deduction. **If the Legislature does not act to change this policy, most families and individuals who have taken the Kansas itemized deductions will pay more in state income taxes.**

The Legislature must pass legislation that will change the Kansas tax law so families and individuals who take the new federal standard deduction can still itemize on state taxes.

Defend Recent Property Tax Reforms

REALTORS® believe real estate is burdened with an excessive share of the increasing cost of state and local government. While REALTORS® realize the importance of many programs funded through property tax revenues, we believe **tax revenues should be equitably collected from a variety of sources and encourage taxing jurisdictions to consider the negative impact to the housing market associated with increases in property tax rates.**

REALTORS® support policies that give citizens a greater voice in the decisions impacting their tax burden. **The "public vote requirement" puts the question of property tax increases over the rate of inflation to the people of the taxing district.**

In 2019, the Kansas Legislature should do nothing to erode Kansans' ability to vote on property tax increases.

Rural Housing Incentive Districts

There are housing inventory shortages in most Kansas communities. The problem is exacerbated in rural communities where developers can be reluctant to build. **The Rural Housing Incentive District Act provides cities and counties a tool to encourage developers to build housing in rural communities by assisting in the financing of public improvements.**

Currently the financing of these projects is limited to 15 years. **By extending the time period for financing, REALTORS® believe more housing projects will be viable in rural communities and housing within the developments will be more affordable.**

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The Kansas Association of REALTORS® advocates for property rights and empowers REALTORS® to achieve success.

Home Inspection Industry Regulation

In order to protect consumers, it is vital to ensure those acting as home inspectors have adequate education, training and experience to assist the consumer in the home buying process.

Part of being a professional is to take responsibility for mistakes and errors that may arise in the course of providing services. REALTORS® are fully accountable, through licensing, regulation, and professional standards for errors or omissions that may take place during the real estate transaction process. Similarly, Home Inspectors should be held accountable.

REALTORS® support the reinstatement of the Kansas Home Inspector's Professional Competence and Financial Responsibility Act. This re-establishes the Kansas Home Inspectors Registration Board, whose purpose is to promote consumer protection, ensure professional competency, and ensure the presence of a viable home inspection industry in Kansas.

Real Estate Licensing and Regulation

In conjunction with the vigilant enforcement of the REALTOR® Code of Ethics, REALTORS® are acutely aware of the importance and necessity of the continued licensure and regulation of the real estate industry by the Kansas Real Estate Commission (KREC). At all times, REALTORS® strive to protect the interests of the public by maintaining and perpetuating a high level of competence for those individuals entering and continuing to practice in the real estate industry.

Towards this end, REALTORS® support legislation that will increase the number of credit hours for pre-broker educational requirements in order to enhance the competency of the industry. Furthermore, REALTORS® support legislation that will increase the prominence of the supervising broker's name on advertising so the public is not confused as to who the responsible broker is.



Under all is the land. Upon its wise utilization and widely allocated ownership depend the survival and growth of free institutions and of our civilization. REALTORS® should recognize that the interests of the nation and its citizens require the highest and best use of the land and the widest distribution of land ownership. They require the creation of adequate housing, the building of functioning cities, the development of productive industries and farms, and the preservation of a healthful environment.

Such interests impose obligations beyond those of ordinary commerce. They impose grave social responsibility and a patriotic duty to which REALTORS® should dedicate themselves, and for which they should be diligent in preparing themselves. REALTORS®, therefore, are zealous to maintain and improve the standards of their calling and share with their fellow REALTORS® a common responsibility for its integrity and honor.

-Preamble to the REALTORS® Code of Ethics & Standards of Practice-

Income Tax

- ⇒ Preserve the ability of Kansans to claim the mortgage interest and property tax deductions on state income tax returns
- ⇒ Pass legislation enabling families and individuals who take the federal standard deduction to itemize on state taxes.

Defend Property Tax Reforms

- ⇒ Local government should put calls for increases in revenue to public vote.
- ⇒ Do nothing to erode Kansans' ability to vote on property tax increases.

Rural Housing Incentive Districts

- ⇒ Extend the financing period for Rural Housing Incentive Districts to address housing shortages in rural communities.

Home Inspection Regulation

- ⇒ REALTORS® support reinstatement of the Home Inspection Licensing Board.

Real Estate Licensing and Regulation

- ⇒ REALTORS® support legislation strengthening education requirements for obtaining a Broker License and enhance standards in advertising for the benefit of the consumer.



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