

Ed Jaskinia  
President  
(913) 207-0567



Gary Olds  
Vice President (Zone 2)

James Dunn  
Vice President (Zone 1)

P.O. Box 4221 · Topeka, Kansas 66604-0221

Kevin Kimmel  
Vice President (Zone 3)

The Associated Landlords of Kansas (TALK) was created in 1981 by landlords in Kansas to “Promote a strong voice in the legislature, a high standard of ethics, and provide educational opportunities for landlords.” Some of our members helped create The Residential Landlord-Tenant Act of 1975, a model of fair law for both landlords and tenants.

In this 2017 legislative session, we will continue to promote property rights, and fair and decent housing for all.

### **Testimony on SB 31**

Again this year, we are testifying Neutral on what we refer to as The Abandoned Property Bill, this year known as SB 31. While we will always have reservations about taking property from the rightful owners, we believe that local municipalities have rare cases where they must do so to act in the best interests of the neighborhood, and the public at large.

We also believe that our main concern can be resolved with little to no impact on the Bill.

Specifically, we believe that allowing a home to be possibly razed for “ancillary facilities related to housing, including, but not limited to, infrastructure, open space, parks, or parking facilities” does not fit within the original intent of this proposal to improve existing housing. If a home is in such shape as it needs to be torn down, then normal court action should be taken, whether it is for unsafe structure or the use of eminent domain for public use.

A welcome addition to this year’s Bill is the inclusion of a requirement to notify property owners living within 200 feet of the subject property, and any neighborhood improvement association(s) in the area.

We also like the clarification of the issue that delinquent taxes shall not be allowed as a sole reason for the use of a taking under this proposal.

We appreciate the extensive effort that the Proponents have made again this year, and believe that the change we have suggested, as well as those the Proponents have already included, will satisfy the needs and wishes of local government, neighborhood associations, and property rights supporters.

If we can be of help to you in any area concerning property rights, tenants, or landlords, please feel free to contact us at your convenience.

Ed Jaskinia, President  
Ed@kansaslandlords.com  
(913) 207-0567

#### **Zone 1**

Landlords of Lawrence Inc.  
Landlords of Johnson County, Ks Inc.  
K.C.KS. Landlords Inc., Wyandotte Co.  
Eastern Kansas Landlords Assoc., Miami Co.  
Franklin Co. Landlords Assoc.  
Osage Co. Landlords Assoc.

#### **Zone 2**

Landlords of Manhattan Inc.  
Labette Co. Landlords Assoc.  
Geary County Landlords Inc.  
Shawnee Co. Landlords Assoc.  
Salina Rental Property Providers Inc.  
South Central Kansas Landlord Assoc.  
Serving Sumner and Reno Counties

#### **Zone 3**

Central Kansas Landlords Assoc.  
Bourbon County Landlords Assoc.  
Cherokee County Landlords Assoc.  
Crawford County Landlords Assoc.  
Montgomery County Landlords Assoc.  
Rental Owner Inc., serving Sedgwick County