



### Grassroots Strength

The Kansas Association of REALTORS® (KAR) is the state's largest professional trade association, representing over 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 over 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.

# 2020 Priority Legislative Issues

## Restore Income Tax Deductions for Kansas Citizens

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 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 took the Kansas itemized deductions prior to 2017 will continue to 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 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 2020, the Kansas Legislature should do nothing to erode Kansans' ability to vote on property tax increases.

## Define Rebates In Real Estate Transactions

A rebate in a property transaction is the return of all or part of the purchase price of real estate, whether by cash or cash equivalent, that is promised or agreed to by a licensee and a client before closing and is contingent on the transaction closing. Following a recent Attorney General's Opinion, REALTORS® seek to clarify rebates through statute.

Clarifying and capping rebates in real estate transactions is the best way to provide consistency to licensees and clients. REALTORS® support legislation providing clear guidance on the definition of rebates and capping undisclosed rebates at 0.5% of the purchase price.

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

## Home Inspection Industry Registration

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 legislation that requires the registration of Home Inspectors operating in Kansas. Such registration should include a demonstration of competency, financial assurance and disclose criminal history. Additionally, registration should be prohibited for those with a serious criminal history. **The process of registration improves consumer protection, ensures professional competency, and ensures the presence of a viable home inspection industry in Kansas.**

## Protect Service, Assistance and Emotional Support Animals

The presence of service, assistance and emotional support animals is vital to some individuals. Falsely claiming service, assistance or emotional support status for animals as a way to bypass no-pet policies, size and breed restrictions, or pet deposits is a disservice to those who rely on the presence of animals to assist in daily living.

REALTORS® support fair housing for all Americans. Towards this end, REALTORS® support legislation that provides a framework for those requiring accommodation and outlines penalties for those who make fraudulent claims in housing.



*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.

## Rebates

- ⇒ Define and cap undisclosed rebates offered as part of real estate transactions.

## Home Inspection Regulation

- ⇒ REALTORS® support a registration requirement for Home Inspectors operating in Kansas.

## Support Animals

- ⇒ REALTORS® support legislation that provides a framework for individuals who require accommodation in housing for support animals.



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