

*As Amended by Senate Committee*

*Session of 2019*

**SENATE BILL No. 150**

By Senators Sykes, Alley, Baumgardner, Berger, Bollier, Doll, Faust-Goudeau, Francisco, Givens, Haley, Hardy, Hawk, Hensley, Hilderbrand, Holland, Kerschen, Longbine, McGinn, Miller, Olson, Pettey, Skubal, Taylor, Wagle, Ware and Wilborn

2-12

1 AN ACT concerning victims of domestic violence, sexual assault, human  
2 trafficking or stalking; relating to housing protections; notification  
3 requirements.  
4

5 *Be it enacted by the Legislature of the State of Kansas:*

6 Section 1. (a) (1) An applicant shall not be denied tenancy on the  
7 basis of, or as a direct result of, the fact that the applicant is, has been or is  
8 in imminent danger of becoming a victim of domestic violence, sexual  
9 assault, human trafficking or stalking, if the applicant otherwise qualifies  
10 for tenancy in or occupancy of the premises.

11 (2) A tenant or lessee shall not be evicted from the premises or found  
12 to be in violation of a rental or lease agreement on the basis of, or as a  
13 direct result of, the fact that the tenant or lessee is, has been or is in  
14 imminent danger of becoming a victim of domestic violence, sexual  
15 assault, human trafficking or stalking, if the tenant or lessee otherwise  
16 qualifies for tenancy in or occupancy of the premises.

17 (b) (1) A tenant or lessee shall not be liable for rent for the period  
18 after which the tenant or lessee vacates the premises that are the subject of  
19 the rental or lease agreement if the tenant or lessee:

20 (A) Is, has been or is in imminent danger of becoming a victim of  
21 domestic violence, sexual assault, human trafficking or stalking; and

22 (B) notifies the landlord or property owner as required in subsection  
23 (c).

24 (2) In any action brought against a tenant or lessee under Kansas law  
25 that seeks recovery of rent, the tenant or lessee shall have an affirmative  
26 defense and not be liable for rent for the period after which the tenant or  
27 lessee vacates the premises that are the subject of the rental or lease  
28 agreement if, by preponderance of the evidence, the court finds that the  
29 tenant or lessee:

30 (A) Was a victim or was in imminent danger of becoming a victim of  
31 domestic violence, sexual assault, human trafficking or stalking; and

32 (B) notified the landlord or property owner as required in subsection  
33 (c).

34 (c) An applicant, tenant or lessee qualifies for the protections under

1 this section if the applicant, tenant or lessee provides a statement regarding  
2 domestic violence, sexual assault, human trafficking or stalking to the  
3 landlord or property owner. If the landlord or property owner requests, the  
4 applicant, tenant or lessee shall provide documentation of the domestic  
5 violence, sexual assault, human trafficking or stalking, which may be in  
6 any of the following forms:

7 (1) A document signed by the victim and any of the following  
8 individuals from whom the victim has sought assistance relating to  
9 domestic violence, sexual assault, human trafficking or stalking, or the  
10 effects of such abuse: (A) An attorney; (B) an employee, agent or  
11 volunteer of a victim service provider; or (C) a healthcare professional or  
12 mental health professional. The document must declare under penalty of  
13 perjury that the individual believes in the occurrence of the incident of  
14 domestic violence, sexual assault, human trafficking or stalking that is the  
15 ground for protection and that the incident meets the applicable definition  
16 of domestic violence, sexual assault, human trafficking or stalking; or

17 (2) a record pertaining to the alleged incident of domestic violence,  
18 sexual assault, human trafficking or stalking that is the ground for  
19 protection from: (A) A court; ~~(B) an administrative agency; or (C)~~ **or (B)**  
20 a federal, state or local law enforcement agency, including, but not limited  
21 to, a police report.

22 (d) The submission of false information by an applicant, tenant or  
23 lessee under this section may be a basis for a denial of tenancy, eviction or  
24 a violation of a rental or lease agreement.

25 (e) A landlord or property owner may impose a reasonable  
26 termination fee ***not to exceed one month's rent*** on a tenant or lessee who  
27 requests termination of a rental or lease agreement under the provisions of  
28 this section before the expiration date of such ~~lease~~ ***agreement***. Such  
29 termination fee may only be imposed if it is contained in the terms of the  
30 rental or lease agreement.

31 (f) As used in this section, "domestic violence," "human trafficking,"  
32 "sexual assault" and "stalking" mean the same as in K.S.A. 2018 Supp. 75-  
33 452, and amendments thereto.

34 Sec. 2. This act shall take effect and be in force from and after its  
35 publication in the statute book.