

**HOUSE BILL No. 2733**

By Committee on Local Government

Requested by Representative Featherston

2-7

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1 AN ACT concerning real property; relating to homeowners' associations;  
2 requiring such associations to conduct certain home repairs in  
3 accordance with applicable codes and standards; providing for  
4 enforcement by the attorney general, including the assessment of civil  
5 fines.  
6

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

8 Section 1. (a) Any association that conducts or contracts for the repair  
9 or maintenance of any portion of the exterior of a unit shall ensure that  
10 such repair or maintenance is performed in accordance with all applicable  
11 building codes required by the city and county where such unit is located.

12 (b) In addition to the provisions of K.S.A. 2023 Supp. 58-4621, and  
13 amendments thereto, any association that knowingly violates any of the  
14 provisions of this section shall be liable for the payment of a civil penalty  
15 in an action brought by the attorney general in a sum set by the court not to  
16 exceed \$500 for each violation. The court shall have jurisdiction to issue  
17 injunctions or writs of mandamus to enforce the provisions of this section.

18 (c) Civil penalties sued for and recovered by the attorney general  
19 shall be deposited in the state treasury to the credit of the state general  
20 fund.

21 (d) This section shall be a part of and supplemental to the Kansas  
22 uniform common interest owners bill of rights act, K.S.A. 58-4601 et seq.,  
23 and amendments thereto.

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