



2025 CAI Kansas Legislative Session Report

In 2025, CAI's members, partners, and staff actively advocated on behalf of the approximately [156,000 Kansans living in 62,100 homes in nearly 2,000 community associations across the state](#). The 2025 half of Kansas' 2025-2026 legislative session began on January 13, 2025, and adjourned on April 12, 2025. The legislature will reconvene in January 2026 to complete the session. Below is a brief overview of CAI's work in Kansas in 2025:

[HB 2343](#) - CREATING THE NO-IMPACT HOME-BASED BUSINESS FAIRNESS ACT, SUPPORTING THE DEVELOPMENT AND GROWTH OF SUCH BUSINESSES BY LIMITING THE REGULATORY POWER OF MUNICIPALITIES

CAI submitted testimony in **opposition** to this bill based on CAI's [Home-Based Businesses Public Policy](#), which supports an association's right to reasonably regulate home-based businesses consistent with community expectations and in a way that does not focus on the nature or type business conducted in the residence. CAI circulated two email campaigns to advocates to bolster these efforts. The first was a petition drive to gain signatures to send alongside CAI's testimony in opposition to the bill, which saw 40 CAI members and Kansas partners, representing approximately 3,723 homes in approximately 21 community associations sign in support. The other was a call to action email campaign encouraging advocates to reach out to legislators on the Senate Commerce Committee via email, sign up to testify during the March 13 bill hearing, and send in their own written testimony. A total of 27 advocates sent emails to the members of the Senate Commerce Committee, resulting in 297 emails sent in total.

This bill would have forced municipalities and community associations to allow so-called "no impact" home-based businesses in their communities. A "no impact" home-based business is one which is not immediately visible from the street, potentially shifting business activities into backyards and other areas not immediately visible to passersby. While the bill was amended in the House to allow for associations to prohibit "no impact" home-based businesses in certain cases, the amendment did not offer the flexibility associations need to effectively self-regulate.

Status: Successfully DIED in Senate.

SB 144 - INVALIDATING RESTRICTIVE COVENANTS THAT LIMIT OR PROHIBIT THE INSTALLATION OF SOLAR PANELS AND ALLOWING THE ADOPTION OF REASONABLE RULES BY HOMEOWNERS ASSOCIATIONS CONCERNING SOLAR PANELS

CAI sought to amend SB 144 to clarify that the right to solar panel installation does not cover attached units, such as townhomes and condominiums, and to preserve restrictions which are already in place rather than allow the state to impose a one-size-fits-all solution on all communities in the state. As noted in CAI's [Conservation, Sustainability, and Green Issues Public Policy](#), CAI supports efforts by state legislatures to empower community associations to build consensus-based solutions regarding environmental initiatives and opposes government and interest group efforts to override community policy or deed restrictions on single interest issues. A petition drive to support these amendments was circulated, which 40 CAI members and Kansas partners, representing approximately 3,723 homes in approximately 21 community associations signed in support. An advocacy email campaign urging Kansans to email the Senate Local Government, Transparency and Ethics Committee in support of amending SB 144 saw 7 advocates send messages to the Committee, for a total of 63 emails sent.

As introduced, this bill would invalidate prohibitions on solar panels in community associations and allow for the adoption of reasonable rules on the placement of solar panels so long as they did not prohibit their placement on rooftops.

Status: DIED in Committee.

NOT A CAI MEMBER? BECOME A MEMBER TODAY!

CAI provides advocacy trainings and opportunities, education programs, best practices, and robust resources to help you stay up-to-date on the latest news, laws, legislation, policies, and issues affecting homeowners associations, condominiums, and housing cooperatives. As a CAI member, you'll also get a membership to your local chapter and gain a network of industry colleagues — over 50,000 of them in [64 chapters worldwide](#).

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CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Kansas. To support their efforts, visit caionline.org/lacdonate and select "Issues Advancement Fund."

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