

Kansas

Landlord-Tenant Compliance Guide

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■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Kansas. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 16 categories

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1. ADDITIONAL KANSAS REQUIREMENTS

● **1. Change of Ownership Notification (KSA 58-2554)**

■ *Legal Reference:* [KSA 58-2554](#) (click to view statute)

● **2. Receipt of Rent Creates Obligations (KSA 58-2549)**

■ *Legal Reference:* [KSA 58-2549](#) (click to view statute)

● **3. Landlord's Remedies Upon Termination (KSA 58-2568)**

■ *Legal Reference:* [KSA 58-2568](#) (click to view statute)

● **4. Limitations on Recovery of Possession (KSA 58-2569)**

■ *Legal Reference:* [KSA 58-2569](#) (click to view statute)

● **5. Small Claims Court (KSA 61-2701 et seq.)**

■ *Legal Reference:* [KSA 61-2701 et seq.](#) (click to view statute)

● **6. Attorney Fees (KSA 58-2547(a)(3))**

■ *Legal Reference:* [KSA 58-2547\(a\)\(3\)](#) (click to view statute)

● **7. Domestic Violence Protections (Federal Violence Against Women Act, KSA 58-25,137)**

■ *Legal Reference:* [Federal Violence Against Women Act, KSA 58-25,137](#) (click to view statute)

● **8. Military Service Protections (Federal Servicemembers Civil Relief Act (SCRA))**

■ *Legal Reference:* [Federal Servicemembers Civil Relief Act \(SCRA\)](#) (click to view statute)

● **9. Mandatory Disclosure - Cable/Communication Services (KSA 58-2553(a)(5))**

■ *Legal Reference:* [KSA 58-2553\(a\)\(5\)](#) (click to view statute)

● **10. Local Health Department Requirements (KSA 58-2553 (code compliance), local health codes)**

■ *Legal Reference:* [KSA 58-2553 \(code compliance\), local health codes](#) (click to view statute)

● **11. Property Tax Disclosure (No specific requirement)**

■ *Legal Reference:* [No specific requirement](#) (click to view statute)

● **12. Foreclosure Tenant Protections (Federal Protecting Tenants at Foreclosure Act)**

■ *Legal Reference:* [Federal Protecting Tenants at Foreclosure Act](#) (click to view statute)

- **13. Bedbug Treatment Responsibility** (No specific statute; KSA 58-2553 (habitability))

■ *Legal Reference:* [No specific statute; KSA 58-2553 \(habitability\)](#) (click to view statute)

- **14. Lease Assignment and Subletting** (No specific statute in Residential Landlord and Tenant Act)

■ *Legal Reference:* [No specific statute in Residential Landlord and Tenant Act](#) (click to view statute)

- **15. Rent Payment Method Restrictions** (No specific statute)

■ *Legal Reference:* [No specific statute](#) (click to view statute)

2. CORE LEASE REQUIREMENTS

- **1. Lease Formation & Disclosures** (KSA 58-2551)

■ *Legal Reference:* [KSA 58-2551](#) (click to view statute)

- **2. Written Lease Requirements** (KSA 58-2545, 58-2546)

■ *Legal Reference:* [KSA 58-2545, 58-2546](#) (click to view statute)

- **3. Lease Language Requirements - Prohibited Provisions** (KSA 58-2547)

■ *Legal Reference:* [KSA 58-2547](#) (click to view statute)

- **4. Move-In Inspection Requirements** (KSA 58-2548)

■ *Legal Reference:* [KSA 58-2548](#) (click to view statute)

- **5. Lease Renewal** (KSA 58-2502, 58-2545)

■ *Legal Reference:* [KSA 58-2502, 58-2545](#) (click to view statute)

- **6. Lease Termination** (KSA 58-2570)

■ *Legal Reference:* [KSA 58-2570](#) (click to view statute)

- **7. Early Termination** (KSA 58-2559, 58-2562, Federal SCRA)

■ *Legal Reference:* [KSA 58-2559, 58-2562, Federal SCRA](#) (click to view statute)

3. ENTRY & ACCESS

- **1. Landlord Right to Enter - General** (KSA 58-2557(a))

■ *Legal Reference:* [KSA 58-2557\(a\)](#) (click to view statute)

● **2. Emergency Entry (KSA 58-2557(b))**

■ *Legal Reference:* [KSA 58-2557\(b\)](#) (click to view statute)

● **3. Prohibition Against Harassment (KSA 58-2557(c))**

■ *Legal Reference:* [KSA 58-2557\(c\)](#) (click to view statute)

● **4. Tenant Refusal of Lawful Access (KSA 58-2571(a))**

■ *Legal Reference:* [KSA 58-2571\(a\)](#) (click to view statute)

● **5. Tenant Remedy for Unlawful Entry (KSA 58-2571(b))**

■ *Legal Reference:* [KSA 58-2571\(b\)](#) (click to view statute)

● **6. Entry When Tenant Absent 30+ Days (KSA 58-2565)**

■ *Legal Reference:* [KSA 58-2565](#) (click to view statute)

4. EVICTION PROCEDURES

● **1. Eviction for Nonpayment - Tenancies >3 Months (KSA 58-2507, 58-2564(b))**

■ *Legal Reference:* [KSA 58-2507, 58-2564\(b\)](#) (click to view statute)

● **2. Eviction for Nonpayment - Tenancies <3 Months (KSA 58-2508, 58-2564(b))**

■ *Legal Reference:* [KSA 58-2508, 58-2564\(b\)](#) (click to view statute)

● **3. Eviction for Lease Violations (KSA 58-2564(a))**

■ *Legal Reference:* [KSA 58-2564\(a\)](#) (click to view statute)

● **4. Immediate Eviction - Illegal Activity (KSA 58-2564(a)(5))**

■ *Legal Reference:* [KSA 58-2564\(a\)\(5\)](#) (click to view statute)

● **5. Self-Help Eviction Prohibited (KSA 58-2563)**

■ *Legal Reference:* [KSA 58-2563](#) (click to view statute)

● **6. Eviction Process Requirements (KSA 58-2566)**

■ *Legal Reference:* [KSA 58-2566](#) (click to view statute)

● **7. Landlord's Lien Abolished (KSA 58-2567)**

■ *Legal Reference:* [KSA 58-2567](#) (click to view statute)

5. FAIR HOUSING & DISCRIMINATION

● 1. Federal Fair Housing Act (Federal law (42 USC 3604-3606))

■ Legal Reference: [Federal law \(42 USC 3604-3606\)](#) (click to view statute)

● 2. Kansas Fair Housing Laws (KSA 44-1001 through 44-1044 (Kansas Act Against Discrimination))

■ Legal Reference: [KSA 44-1001 through 44-1044 \(Kansas Act Against Discrimination\)](#) (click to view statute)

● 3. Reasonable Accommodations (Federal Fair Housing Act, ADA)

■ Legal Reference: [Federal Fair Housing Act, ADA](#) (click to view statute)

● 4. Familial Status Protection (Federal Fair Housing Act)

■ Legal Reference: [Federal Fair Housing Act](#) (click to view statute)

6. FINANCIAL TERMS

● 1. Rent Amount & Payment (KSA 58-2545)

■ Legal Reference: [KSA 58-2545](#) (click to view statute)

● 2. Rent Increases (KSA 12-16,120, 58-2572)

■ Legal Reference: [KSA 12-16,120, 58-2572](#) (click to view statute)

● 3. Late Fees (KSA 58-2545 (general provisions))

■ Legal Reference: [KSA 58-2545 \(general provisions\)](#) (click to view statute)

● 4. NSF/Bounced Check Fees (KSA 60-2610(g))

■ Legal Reference: [KSA 60-2610\(g\)](#) (click to view statute)

● 5. Application Fees (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 6. Move-In Fees (No specific statute)

■ Legal Reference: [No specific statute](#) (click to view statute)

● 7. Pet Fees & Deposits (KSA 58-2550(a))

■ Legal Reference: [KSA 58-2550\(a\)](#) (click to view statute)

● 8. Utilities (KSA 58-2553, 58-2563)

■ Legal Reference: [KSA 58-2553, 58-2563](#) (click to view statute)

7. HABITABILITY & REPAIRS

● **1. Landlord's Duty to Maintain - Building Codes (KSA 58-2553(a)(1))**

■ *Legal Reference: [KSA 58-2553\(a\)\(1\)](#) (click to view statute)*

● **2. Common Area Maintenance (KSA 58-2553(a)(2))**

■ *Legal Reference: [KSA 58-2553\(a\)\(2\)](#) (click to view statute)*

● **3. Systems & Appliances Maintenance (KSA 58-2553(a)(3))**

■ *Legal Reference: [KSA 58-2553\(a\)\(3\)](#) (click to view statute)*

● **4. Waste Removal (KSA 58-2553(a)(4))**

■ *Legal Reference: [KSA 58-2553\(a\)\(4\)](#) (click to view statute)*

● **5. Water & Heat Requirements (KSA 58-2553(a)(5))**

■ *Legal Reference: [KSA 58-2553\(a\)\(5\)](#) (click to view statute)*

● **6. Tenant Agreements to Perform Repairs (KSA 58-2553(b)(c))**

■ *Legal Reference: [KSA 58-2553\(b\)\(c\)](#) (click to view statute)*

● **7. Tenant Repair Remedies (KSA 58-2559)**

■ *Legal Reference: [KSA 58-2559](#) (click to view statute)*

● **8. Landlord Failure to Deliver Possession (KSA 58-2552, 58-2560)**

■ *Legal Reference: [KSA 58-2552, 58-2560](#) (click to view statute)*

8. LOCAL ORDINANCES

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference: [Various local ordinances](#) (click to view statute)*

● **2. Rental Registration/Licensing (Local ordinances)**

■ *Legal Reference: [Local ordinances](#) (click to view statute)*

● **3. Occupancy Standards (Local building codes, KSA 58-2553 (code compliance))**

■ *Legal Reference: [Local building codes, KSA 58-2553 \(code compliance\)](#) (click to view statute)*

● **4. HOA Rules (No specific statute)**

■ *Legal Reference:* [No specific statute \(click to view statute\)](#)

● **5. Zoning Compliance (Local zoning ordinances)**

■ *Legal Reference:* [Local zoning ordinances \(click to view statute\)](#)

9. PROPERTY CONDITIONS

● **1. Fire or Casualty Damage (KSA 58-2562)**

■ *Legal Reference:* [KSA 58-2562 \(click to view statute\)](#)

● **2. Smoke Detectors (General building codes, KSA 58-2553 (compliance with codes))**

■ *Legal Reference:* [General building codes, KSA 58-2553 \(compliance with codes\) \(click to view statute\)](#)

● **3. Carbon Monoxide Detectors (Local building codes, KSA 58-2553 (compliance with codes))**

■ *Legal Reference:* [Local building codes, KSA 58-2553 \(compliance with codes\) \(click to view statute\)](#)

● **4. Lead-Based Paint Disclosure (Federal law (42 USC 4852d))**

■ *Legal Reference:* [Federal law \(42 USC 4852d\) \(click to view statute\)](#)

● **5. Mold Disclosure (No specific Kansas statute)**

■ *Legal Reference:* [No specific Kansas statute \(click to view statute\)](#)

● **6. Bedbug Disclosure (No Kansas statute)**

■ *Legal Reference:* [No Kansas statute \(click to view statute\)](#)

10. PROPERTY MANAGER LICENSING

● **1. Real Estate Broker License Required (KSA 58-3035, 58-3062)**

■ *Legal Reference:* [KSA 58-3035, 58-3062 \(click to view statute\)](#)

● **2. Trust Account Requirements (KSA 58-3062, KAR 86-3-26)**

■ *Legal Reference:* [KSA 58-3062, KAR 86-3-26 \(click to view statute\)](#)

● **3. Property Management Agreement (General business practice, KSA 58-3035)**

■ *Legal Reference:* [General business practice, KSA 58-3035 \(click to view statute\)](#)

11. RENTAL AGREEMENTS & RULES

- 1. Rules and Regulations (KSA 58-2556)

- *Legal Reference:* [KSA 58-2556](#) (click to view statute)

- 2. Lease Holdover Provisions (KSA 58-2570(e))

- *Legal Reference:* [KSA 58-2570\(e\)](#) (click to view statute)

- 3. Delivery of Signed Lease (KSA 58-2546)

- *Legal Reference:* [KSA 58-2546](#) (click to view statute)

- 4. Notice Requirements - General (KSA 58-2556(c), various sections)

- *Legal Reference:* [KSA 58-2556\(c\), various sections](#) (click to view statute)

12. REPORTING & DOCUMENTATION

- 1. Record Retention (General business practice, KAR 86-3-27 (for licensed brokers))

- *Legal Reference:* [General business practice, KAR 86-3-27 \(for licensed brokers\)](#) (click to view statute)

- 2. Rent Payment Records (General business practice)

- *Legal Reference:* [General business practice](#) (click to view statute)

- 3. Maintenance Logs (General business practice, KSA 58-2553 (repair duties))

- *Legal Reference:* [General business practice, KSA 58-2553 \(repair duties\)](#) (click to view statute)

- 4. Inspection Reports (KSA 58-2548 (move-in), general practice (move-out))

- *Legal Reference:* [KSA 58-2548 \(move-in\), general practice \(move-out\)](#) (click to view statute)

- 5. Insurance Documentation (General business practice)

- *Legal Reference:* [General business practice](#) (click to view statute)

- 6. Abandoned Property Records (KSA 58-2565)

- *Legal Reference:* [KSA 58-2565](#) (click to view statute)

13. RETALIATION PROTECTION

- 1. Prohibited Retaliatory Actions (KSA 58-2572)

- *Legal Reference:* [KSA 58-2572](#) (click to view statute)

● **2. Retaliation Time Period (KSA 58-2572(b))**

■ *Legal Reference:* [KSA 58-2572\(b\)](#) (click to view statute)

● **3. Permitted Rent Increases (KSA 58-2572(c))**

■ *Legal Reference:* [KSA 58-2572\(c\)](#) (click to view statute)

14. SECURITY DEPOSITS

● **1. Security Deposit Limits (KSA 58-2550(a))**

■ *Legal Reference:* [KSA 58-2550\(a\)](#) (click to view statute)

● **2. Security Deposit Storage (No specific requirement)**

■ *Legal Reference:* [No specific requirement](#) (click to view statute)

● **3. Security Deposit Return (KSA 58-2550(b))**

■ *Legal Reference:* [KSA 58-2550\(b\)](#) (click to view statute)

● **4. Allowable Deductions (KSA 58-2550(b), 58-2555)**

■ *Legal Reference:* [KSA 58-2550\(b\)](#), [58-2555](#) (click to view statute)

● **5. Itemization Requirements (KSA 58-2550(b))**

■ *Legal Reference:* [KSA 58-2550\(b\)](#) (click to view statute)

● **6. Penalties for Wrongful Withholding (KSA 58-2550(c))**

■ *Legal Reference:* [KSA 58-2550\(c\)](#) (click to view statute)

● **7. Tenant Cannot Use Deposit as Last Month's Rent (KSA 58-2550(d))**

■ *Legal Reference:* [KSA 58-2550\(d\)](#) (click to view statute)

15. SPECIAL PROPERTY TYPES

● **1. Mobile Home Parks (KSA 58-25,100 through 58-25,127 (Mobile Home Parks Residential Landlord and Tenant Act))**

■ *Legal Reference:* [KSA 58-25,100 through 58-25,127 \(Mobile Home Parks Residential Landlord and Tenant Act\)](#) (click to view statute)

● **2. Single-Family Residences (KSA 58-2543 (definition), 58-2553)**

■ *Legal Reference:* [KSA 58-2543 \(definition\)](#), [58-2553](#) (click to view statute)

● **3. Condominium Associations (KSA 58-3101 et seq. (Kansas Condominium Act))**

■ *Legal Reference:* [KSA 58-3101 et seq. \(Kansas Condominium Act\)](#) (click to view statute)

● **4. Student Housing (No specific statute)**

■ *Legal Reference:* [No specific statute](#) (click to view statute)

● **5. Subsidized Housing (Federal HUD regulations)**

■ *Legal Reference:* [Federal HUD regulations](#) (click to view statute)

● **6. Short-Term Rentals (No specific state statute)**

■ *Legal Reference:* [No specific state statute](#) (click to view statute)

● **7. Commercial Property (KSA 58-2543 (exclusions))**

■ *Legal Reference:* [KSA 58-2543 \(exclusions\)](#) (click to view statute)

16. TENANT DUTIES

● **1. Tenant Compliance with Codes (KSA 58-2555(a))**

■ *Legal Reference:* [KSA 58-2555\(a\)](#) (click to view statute)

● **2. Cleanliness & Safety (KSA 58-2555(b))**

■ *Legal Reference:* [KSA 58-2555\(b\)](#) (click to view statute)

● **3. Waste Disposal (KSA 58-2555(c))**

■ *Legal Reference:* [KSA 58-2555\(c\)](#) (click to view statute)

● **4. Fixtures & Facilities Care (KSA 58-2555(d))**

■ *Legal Reference:* [KSA 58-2555\(d\)](#) (click to view statute)

● **5. Tenant Not to Damage or Remove Property (KSA 58-2555(e))**

■ *Legal Reference:* [KSA 58-2555\(e\)](#) (click to view statute)

● **6. Tenant Extended Absence Notification (KSA 58-2558)**

■ *Legal Reference:* [KSA 58-2558](#) (click to view statute)

● **7. Tenant Abandonment (KSA 58-2565)**

■ *Legal Reference:* [KSA 58-2565](#) (click to view statute)

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● **1. City-Specific Requirements (Various local ordinances)**

■ *Legal Reference:* [Various local ordinances](#)

● **2. Local Health Department Requirements (KSA 58-2553 (code compliance), local health codes)**

■ *Legal Reference:* [KSA 58-2553 \(code compliance\)](#), [local health codes](#)

For the most current information, always consult official state sources.

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