

MINUTES OF THE HOUSE BUSINESS, COMMERCE AND LABOR COMMITTEE.

The meeting was called to order by Chairperson Al Lane at 9:08 a.m. on March 6, 2001 in Room 521-S of the Capitol.

All members were present

Committee staff present:       Renae Jeffries, Revisor of Statutes  
  Jerry Donaldson, Legislative Research Department  
  Bev Adams, Committee Secretary

Conferees appearing before the committee:   Rep. Larry Campbell  
  Karen France, Kansas Assn. of Realtors  
  Janet Stubbs, Kansas Building Industry Assn.

Others attending: See attached list

Rep. Ballou made a motion to approve the minutes of March 1, 2001, as written. Rep. Beggs seconded the motion. The motion carried.

**Hearing on: HB 2498 - Disclosure of special assessments to real property.**

Rep. Larry Campbell appeared before the committee as a proponent of the bill. He explained that many home buyers are not aware of the assessment until they are given a preliminary title policy at loan closing. By that time, many buyers are past the point of no return, their existing home is sold and they only have a number of days to move. This is a big problem in Olathe, where he is the mayor. The bill would require the seller to disclose to the buyer that special assessments for improvements are pending. (Attachment 1) Rep. Campbell concluded his testimony by answering questions from the committee.

Attached to his testimony are e-mails from Donald R. Seifert, Policy Development Leader and Myles Bancroft, a new home owner in Olathe, Kansas, who are proponents of the bill.

Karen France, Director of Governmental Relations, Kansas Association of Realtors, voiced some of their concerns about this legislation. The biggest concern being the ability of sellers to comply with the law. (Attachment 2)

No others were present to testify for or against the bill, and Chairman Lane closed the hearing on **HB 2498**.

Janet Stubbs, Kansas Building Industry Association, appeared before the committee to invite the committee to visit their facility to try out the Physical Capacity Profile Testing System for post-hiring testing. The testing helps determine if employees are physically matched for a particular job. If a person is physically matched to a job, it will cut down the risk of injury, thus reducing the number of workers compensation claims and related premiums. (Attachment 3)

Chairman Lane adjourned the meeting at 10:04 a.m. The next meeting will be announced.