

COMMITTEE ON LEGISLATIVE RESEARCH  
OVERSIGHT DIVISION

**FISCAL NOTE**

L.R. No.: 5780H.011  
 Bill No.: HB 2291  
 Subject: Political Subdivisions; Cities, Towns, and Villages; Housing  
 Type: Original  
 Date: February 25, 2026

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Bill Summary: This proposal creates provisions relating to approval by political subdivisions of certain requests for development or improvements of property.

**FISCAL SUMMARY**

**ESTIMATED NET EFFECT ON GENERAL REVENUE FUND**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on General Revenue</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**ESTIMATED NET EFFECT ON OTHER STATE FUNDS**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on <u>Other</u> State Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

Numbers within parentheses: () indicate costs or losses.

**ESTIMATED NET EFFECT ON FEDERAL FUNDS**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on <u>All</u> Federal Funds</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**ESTIMATED NET EFFECT ON FULL TIME EQUIVALENT (FTE)**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Total Estimated Net Effect on FTE</b>	<b>0</b>	<b>0</b>	<b>0</b>

- Estimated Net Effect (expenditures or reduced revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.
- Estimated Net Effect (savings or increased revenues) expected to exceed \$250,000 in any of the three fiscal years after implementation of the act or at full implementation of the act.

**ESTIMATED NET EFFECT ON LOCAL FUNDS**

FUND AFFECTED	FY 2027	FY 2028	FY 2029
<b>Local Government</b>	<b>\$0 or (Unknown)</b>	<b>\$0 or (Unknown)</b>	<b>\$0 or (Unknown)</b>

**FISCAL ANALYSIS**

**ASSUMPTION**

**§67.486 – Applications for Property Development**

Officials from the **City of Kansas City** assume the proposed legislation will have a negative fiscal impact because the City will be required to hire additional staff.

Officials from the **Department of Economic Development** assume the proposal will have no fiscal impact on their organization. **Oversight** does not have any information to the contrary. Therefore, Oversight will reflect a zero impact in the fiscal note for this agency.

**Oversight** notes local political subdivisions (LPS) may need to increase their staffing levels in order to meet the provisions of this proposal if enacted. Oversight is unsure of the number of applications each local LPS receives each year that are approved or denied and how long that process takes with each LPS. With the increase timeline within this proposal, Oversight assumes there could be an increased cost to LPS. Therefore, Oversight will reflect a \$0 or unknown cost for an increase in staff hours needed to approve or deny applications.

**Oversight** only reflects the responses that we have received from state agencies and political subdivisions; however, other cities and counties were requested to respond to this proposed legislation but did not. Upon the receipt of additional responses, Oversight will review to determine if an updated fiscal note should be prepared and seek the necessary approval to publish a new fiscal note. A general listing of political subdivisions included in our database is available upon request.

<u>FISCAL IMPACT – State Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
	<b><u>\$0</u></b>	<b><u>\$0</u></b>	<b><u>\$0</u></b>

<u>FISCAL IMPACT – Local Government</u>	FY 2027 (10 Mo.)	FY 2028	FY 2029
<b>LOCAL POLITICAL SUBDIVISIONS</b>			
<u>Cost</u> – Cities and Counties (\$67.486) Potential increase in staffing hours to process applications to meet deadlines p.3	\$0 or <u>(Unknown)</u>	\$0 or <u>(Unknown)</u>	\$0 or <u>(Unknown)</u>
<b>ESTIMATED NET EFFECT ON LOCAL POLITICAL SUBDIVISIONS</b>	<b>\$0 or <u>(Unknown)</u></b>	<b>\$0 or <u>(Unknown)</u></b>	<b>\$0 or <u>(Unknown)</u></b>

FISCAL IMPACT – Small Business

Small businesses who apply for a construction permit could be impacted by this proposal.

FISCAL DESCRIPTION

This bill requires a political subdivision to approve or deny an applicant's permit request, as defined in the bill, within 30 calendar days. If no response is received by the applicant within 30 days, the request will be deemed approved and the applicant authorized to proceed with construction.

If a political subdivision denies a request, it must state in writing the reasons for denial. Information necessary to be included in the written denial is specified in the bill.

If an applicant resubmits a request that was denied, the political subdivision cannot issue a subsequent denial that includes additional unrelated reasons that were not specified in the initial denial.

If a request is incomplete, the political subdivision must notify the applicant within 20 calendar days of receipt of the request, and if an incomplete request is resubmitted the political subdivision has 10 days to approve or deny the request on the merits. The political subdivision must state in writing the reason for denial of the request as incomplete.

This legislation is not federally mandated, would not duplicate any other program and would not require additional capital improvements or rental space.

SOURCES OF INFORMATION

City of Kansas City  
Department of Economic Development



Julie Morff  
Director  
February 25, 2026



Jessica Harris  
Assistant Director  
February 25, 2026