

SB2247

House Industry, Business & Labor Committee

Chair Lefor and Members of the Committee:

As a board member of the Bismarck Mandan Board of REALTORS®, I support SB2247 which requires – for greater consumer protection - property disclosure in all residential real estate transactions, not just those in which an agent is involved; and, the bill changes when the disclosure must be made which will allow buyers and sellers to make the decision on when the disclosure will be provided.

**Example:**

**I am now currently in the process of negotiations with a for sale by owner who didn't provide any information on their home. The waterheater is at the end of it's 25 yr life and was recommended to the buyer after a home inspection that it be replaced, also recommended by a professional plumber. Seller refuses, yet we find out that when they bought the home 2 years prior that the waterheater was also recommended to be replaced. (We didn't find that out from the seller.)**

We will appreciate your vote to move SB 2247 to the floor for adoption.

Thank you,  
Mary Ohlhauser, Realtor  
Century 21 Morrison Realty

