

North Dakota Association of Builders

The North Dakota Association of Builders represents the professional building industry through legislation, information and education.



March 12, 2025

Testimony in Opposition to HB 1354

Industry and Business Committee

Chairman Jeff Barta

Chairman Barta and Members of the Senate Industry and Business Committee,

My name is Brittney Roehrich and I'm the Chief Executive Officer for the North Dakota Association of Builders (NDAB). NDAB represents the professional building industry through legislation, information and education with 1,400 members statewide. We are also chartered with the National Association of Home Builders (NAHB). On behalf of NDAB, I submit this testimony in **opposition** to House Bill 1354.

As currently written, NDAB is opposed to HB 1354. Our concern is the lack of clarity as to who can provide evaluations. Currently, licensed real estate agents provide broker price opinions (BPOs) or valuations on real estate requested by lending institutions, builders, and consumers. HB 1354 would allow appraisers to go beyond the Uniform Standards of Professional Appraisal Practices to perform evaluations. Our first concern is that appraisers will now spend more time doing evaluations rather than doing appraisals. Our second concern is that real estate agents will no longer be allowed to do valuations or BPOs.

However, we support the suggested amendments provided by the North Dakota Association of Realtors. These amendments would provide clarity by referring to federal guidelines regarding evaluations which allow licensed real estate agents and others to continue to perform evaluations, valuations, and BPOs. We recognize the amendments do allow appraisers to do evaluations but agree the compromise for clarity is worth it.

In conclusion, the North Dakota Association of Builders urges the committee to **amend** House Bill 1354 with the amendments suggested by North Dakota Association of Realtors. NDAB could then support HB 1354.

Thank you for your consideration, and we look forward to working together to build a stronger, more resilient housing market for our state.

Respectfully submitted,

Brittney Roehrich, *Chief Executive Officer*

North Dakota Association of Builders

brittney@ndbuild.com