

North Dakota Association of Builders

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



March 19, 2025

Testimony in Opposition of HB 1496

Senate 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 1496.

NDAB opposes this bill due to the significant time commitment required from property owners and managers for constant supervision of rental properties. Also, building temperatures can vary significantly across different levels of a property.

For properties with only one thermostat, it would be challenging to set and maintain a temperature that ensures the comfort of all tenants. Some tenants have a different level of comfort than others and 68 degrees may be too warm for them. Additionally, this legislation mandates a minimum temperature, whether the property is occupied or not.

In conclusion, the North Dakota Association of Builders urges the committee to **oppose** House Bill 1496.

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

Respectfully submitted,

Brittney Roehrich, *Chief Executive Officer*

North Dakota Association of Builders

brittney@ndbuild.com