

February 2, 2025

Jeremy Petron  
Lobbyist # 209  
North Dakota Apartment Association

Re: SB 2238 - opposed

Chairman and members of the Committee, my name is Jeremy Petron, lobbyist with the North Dakota Apartment Association.

We oppose SB 2238. To be clear, we are not against protections for victims of domestic violence. In fact, there is already statute in place under NDCC 47-16-17.1 for termination of a lease due to domestic violence. The statute gives specific provisions for allowing a victim to be released from the lease.

In this Bill, subsection 1 (lines 7-9) the language seems to give a pass for expungement for any person with a court order eviction on their record. Subsection 2 (line 11) states '... at the time of the victim's tenancy and was evicted...', but we are concerned if the eviction arose from other circumstances at the same time, such as non-payment of rent, a violation of material terms of the lease, or other unrelated illegal activity.

Property owners and property managers rely on background checks for decisions on prospective tenant approvals for the safety of neighbors and the property, and the business investment risk.