

HOUSE BILL NO. 1266

Introduced by

Representatives Boschee, P. Anderson, Hanson, M. Johnson, Schneider

Senators Bakke, Clemens, Hogan, Piepkorn

1 A BILL for an Act to create and enact a new section to chapter 47-16 of the North Dakota
2 Century Code, relating to lease agreement requirements for rental properties designated for
3 individuals fifty-five years of age or older, eligible for a federal low income-housing tax credit, or
4 who qualify for project-based rental assistance, and to provide for application.

5 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

6 **SECTION 1.** A new section to chapter 47-16 of the North Dakota Century Code is created
7 and enacted as follows:

8 **Real property lease agreements - Requirements - Exception.**

- 9 1. A lease agreement for real property that is intended and operated for occupancy by
10 individuals fifty-five years of age or older under the federal Housing for Older Persons
11 Act of 1995 [Pub. L. 104-76; 109 Stat. 787; 46 U.S.C. 3601 et seq.], is eligible for a
12 federal low-income housing tax credit under the Tax Reform Act of 1986 [Pub. L.
13 99-514; 100 Stat. 2085; 26 U.S.C. 1 et seq.], or which qualifies for project-based rental
14 assistance under section 8 of the Housing Act of 1937 [Pub. L. 75-412; 50 Stat. 888;
15 42 U.S.C. 1437 et seq.] must:
- 16 a. Include the name and contact information of the lessor or the name and contact
17 information of the property management company if the lessor contracts with a
18 third party to manage the real property; and
- 19 b. Include a designated emergency contact number for the lessor or the property
20 management company which is answered by an individual seven days a week,
21 twenty-four hours a day, including holidays.
- 22 2. A lease agreement for real property under section 1 must comply with the United
23 States department of housing and urban development model lease standards for
24 subsidized programs.

- 1 3. A lessor or property management company of real property intended and operated for
2 occupancy by individuals fifty-five years of age or older shall provide annual training to
3 onsite staff of the lessor or property management company regarding working with
4 individuals fifty-five years of age or older, including how to address the common
5 housing challenges associated with this population such as reasonable
6 accommodations and reasonable modifications.
- 7 4. This section does not apply to lease agreements for real property designated as
8 long-term care facilities.

9 **SECTION 2. APPLICATION.** This Act applies to a lease agreement entered or renewed on
10 or after the effective date of this Act.