



January 24, 2023

The Honorable Scott Louser
North Dakota House of Representatives
Chair, Industry, Business and Labor Committee

RE: H.B. 1422

Dear Chairman Louser and Industry, Business and Labor Committee members:

The North Dakota Appraiser's Association (NDAA) was established in 2016 to represent, advocate for, and promote the appraisal profession in the State of North Dakota. Our bedrock belief stands firm on building relationships between all stakeholders in the Real Estate Industry. Today, the NDAA membership stands at 150 appraisers strong and is growing!

NDAA was made aware that H.B. 1422, relating to notices triggering zoning inspections when assessments are conducted and building permits are issued, is being considered by the North Dakota House of Representatives. NDAA provides testimony in favor of this legislation, as it will provide increased transparency of applicable zoning regulations and allowances (already intended for public consumption) in the State of North Dakota. This transparency is essential when members of the public make decisions regarding real estate, as zoning regulations are the guiding principle used in determining allowable uses. And subsequently, appraisal development as guided by the Uniform Standards of Professional Appraisal Practice. Therefore, equally important is the public knowledge of what is or is not allowed in the governing municipality.

Every real estate market would benefit from the transparency that H.B. 1422 would provide. Residential real estate is particularly sensitive to several components in this bill. Namely, defining the recourse if catastrophic damage occurred would dictate whether a market participant could be made whole again. Or, participants who purchased real estate with the intent to improve the property would be served by knowing ahead of time what their zoning regulations allow. The NDAA believes that when market participants have this information sooner, more appropriate decisions can be made.

As development in North Dakota continues, the need for transparency with zoning regulations grows. By passing H.B. 1422 the public will have easier access to vital property information, so decisions with real estate can be made more quickly and with greater confidence.



This change adds further protection for real estate professionals and the people of North Dakota. Thank you for your time and consideration of the testimony from the North Dakota Appraiser's Association. We politely request the IB&L Committee supports H.B. 1422 with a do pass.

Respectfully submitted,

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