



January 17, 2023

The Honorable Todd Porter
North Dakota House of Representatives
Chair, Energy and Natural Resources

RE: HB 1133

Dear Chairman Porter, and Energy and Natural Resources Committee members:

The North Dakota Appraisers Association was established in 2016 and represents 150 Appraiser Members. Our goal is to build productive relationships with individuals, associations, and organizations within the real estate industry to promote positive impacts on the appraisal profession in North Dakota.

NDAA supports HB 1133, the intent of the bill is to allow for the disclosure of sales that have a change of use, and for agricultural lands sales that are less than 80 acres. The NDAA has identified access to sales data as one of the largest challenges we as appraisers face in our day-to-day performance of appraisal reports. As communities across North Dakota grow and prosper, the need for new residential and commercial developments increase. Also, as rural land values have increased, smaller tract sales (<80 acres) are more frequent and becoming a larger portion of the vital agricultural market sales data.

With access to reliable data on the deed of transfer our appraisal reports are more reliable and better serve the public and the safety and soundness of our states lending institutions. These data points are necessary to provide credible opinions of value for the people of North Dakota.

This change adds further protection in the form of reliable values for financial institutions, real estate professionals and the people of North Dakota. We politely request the ND Legislature support this change.

Respectfully submitted,

A handwritten signature in black ink that reads "Joe Sumers". The signature is written in a cursive, flowing style.

Joe Sumers
President
North Dakota Appraisers Association
(701) 200-9610
jsumers@FIBT.com
www.ndappraisers.org