January 30, 2023

Jeremy Petron
Lobbyist # 209
North Dakota Apartment Association

Re: In opposition to SB 2331

Chairman and members of the Committee, this Bill is a bit redundant with current statute NDCC 47-16-07.2 that does require a statement describing the condition of premises to accompany the rental agreement, and agreed to and signed by landlord and tenant. However, this Bill does state on line 9, to note all damages and a remediation plan to repair any damages. The word 'damages' can be subjective, depending on the severity of damage. Would this include normal wear & tear? Some could say a nick on the countertop or wall corner is damage, but it could be difficult to repair even minor items without major expense cost for full replacements. This Bill doesn't appear to give an option for normal wear & tear excepted. If the damages are related to non-functioning items or structural issues, for example, the landlord obligations are in current statute under NDCC 47-16-13.1. Landlord obligations – Maintenance of premises.