

Good morning Madam Chair and members of the Senate Judiciary Committee. For the record, my name is Bob Paulson, and I am a State Senator from District 3 in Minot.

SB 2331 is a bill brought at the request of a constituent. You will hear her story shortly that resulted in her pursuing this legislation. It involves the timing and procedure of property inspections as part of the rental process. Having moved many times in my military career and rented many properties, I had never heard of an instance of the tenant cleaning a property prior to moving out, then the property owner or manager having turnover work done on the property, and then hiring a professional to clean the property after the turnover work and charging that cleaning to the previous tenant. I now own rental properties which I have professionally managed, and it seems to me that it would be incumbent upon the property manager to determine that further cleaning is required after the previous tenant has moved out and before any turnover work is performed.

Fortunately, when the tenant took her situation to court, the judge found in her favor. This bill is being brought so that it others will not have to go through the same experience.

Madam Chair, that is the bill and you will hear more specifics in the testimony that follows. I would respectfully request a Do Pass, and I will stand for any questions.