

March 3, 2023

Jeremy Petron
Lobbyist # 209
North Dakota Apartment Association

Re: In opposition to HB 1288

Chairwoman Roers and members of the Committee, my name is Jeremy Petron. I'm a lobbyist with the North Dakota Apartment Association, whose members consist of property owners, management companies, vendors, and staff in the industry. I've worked in the property management industry myself for 18 years.

Our concern with this Bill is the component regarding Contract for services - Property Management. We understand disclosure and transparency with whom the State is doing business and entities that are contracting directly with the State, but in most instances the property management company is a third-party to the lease agreement, hired by the building property entity, not directly by the State. Our concern is if this gets broadened and muddled in requiring all property management companies to list ownership, even if that property management company is contracted only directly with the building property entity. If a third-party to the contract would be required to list ownership, this begins to become onerous and where does the line get drawn? Would other vendors hired directly by the building property entity be required to list ownership, such as plumbing, heating, janitorial, grounds services, etc.? Also, this Bill singles out property entities and property management companies, but does the State require ownership disclosure for any entity or contractor that does work with the State for any other reason, not just providing management services to State property or property leased by the State?