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Current co-owner of Legacy Property Solutions managing 240+ doors for multiple owners.

Please do not pass HB 1496.

Maintaining heat is already required by HUD and city/county inspectors as a requirement for any federal, state, or other rent assistance programs. Most owners already maintain heat to prevent pipes from freezing in units, common areas or utility rooms. Requiring anything specific in temperature would be a disaster and a large time commitment from managers, property owners, and even assistance services. I would ask you to simply drive around town and see how many windows are open during the winter in multifamily buildings. We are constantly asking tenants to close windows to prevent excessive heating bills and freezing issues. We do not need to require a minimum heat temperature of cooling temperature. Preserving the home is already in the owners and property manager's best interest.

The 3 biggest issues we see:

- 1) Shared heating source properties - specifically boilers, but also furnaces can be shared between multiple units in older homes. Sometimes there is only 1 thermostat for multiple units. The main floor may be 80 degrees and the upstairs may be in the 60s. We have a triplex we manage that has this issue every winter, but our tenants have worked out a system. It could cost thousands to property owners to retrofit additional pumps, wiring, zoning valves and thermostats to break these units into individual heating runs. In summary - upgrading would cost hundreds of thousands of dollars.
- 2) The time cost - tenants could simply open windows and claim property owners/managers are violating the heat requirement and demand we break their lease. In our lease agreements, we as property managers agree to maintain heat sources in working condition. Us breaking our end of the bargain could give them an out. Not only would this cause undue labor hours to inspect the heat sources, but the time in driving to the units, checking the furnaces, checking the windows and recording the time of the request, time of analysis, and recording the solutions could just be a waste of time and a charge to the property owner from a disgruntled tenant.
- 3) Requiring minimum cooling temperatures just needs to be removed. We have heating sources in all our units. Most of our multi-family units use boiler heat. Tenants have wall units, window units, portable AC's etc. Establishing a minimum cool temperature would mean somehow enforcing tenants actually use these systems. Some tenants like it hot, others like to wear hoodies in the summer. Please let common sense dictate cooling parameters. Some owners don't provide cooling appliances, and the lease will state whether A/C units are included or not. Tenants can purchase what they need when they know ahead of time if it is provided or not. Just like heating sources, if we the manager/owner provide them, we will maintain them. We cannot MAKE our tenants actually use them or even use them correctly.

Please do not pass this bill as it is written. No one wants pipes to freeze in the winter or any tenant/animal to suffer in the cold. We cannot control how tenants use our heating or cooling devices, but we know as managers and owners, we will keep them working not just for them but also to protect our investments. There are always bad or lazy managers, owners, tenants but this bill goes too far and would cost too much. Please let common sense prevail.

Thank you,

Bill Dean