

Testimony in Opposition to House Bill 1560  
January 28, 2025  
House Finance and Taxation Committee  
Bill Wocken on behalf of the North Dakota League of Cities

Good morning, Mr. Chairman and members of the House Finance and Taxation Committee. For the record, my name is Bill Wocken, appearing on behalf of the North Dakota League of Cities in opposition to House Bill 1560.

House Bill 1560 seeks to add a new real estate tax exemption for homeowners who have lived in their homes for 30 years or more. We have a number of concerns with this bill and its introduction into a legislative session that is considering many changes to the property tax.

This bill applies to persons owning their present homes for more than 30 years. It is restricted to homes worth \$400,000 or less (\$16,000 taxable value). That is a very large exemption to apply to a parcel based on ownership longevity. Subsection 2 of Section 1 in the bill allows the exemption to continue if the owner moves to an institutional housing option if the residence is not rented to someone. Rent versus lease, live in it for free, guesthouse are all options that will satisfy this legislative proposal and keep the home exempt.

Subsection 7 on Lines 6-8, Page 4 allows the exemption to continue for the entire year under which it was granted without regard to any change in ownership. Even if one might want to allow an exemption for a long term resident, this measure has a number of questionable features.

We respectfully request a Do Not Pass recommendation for House Bill 1560. I will be happy to stand for any questions you might have,