



01/19/2025

ND State Capitol  
Attn: Jim Kasper  
Bismarck ND

**RE: HB 1272**

I am the Director of Operations for Axis Property Management, and we serve the Bismarck, Fargo, and West Fargo communities in North Dakota. I am reaching out in opposition to House Bill 1272 and calling attention specifically to language regarding cost estimation post an inspection. HB 1272 poses significant challenges to property owners/operators, as well as tenant(s) as it relates to the language in the bill on providing/agreeing to “reasonable estimate” of damages.

I have been working in the ND/MN industry for over 25 years. I am confident in my training from the years spent in the Fargo and Bismarck markets. I do believe the language presented will put an undue burden on all parties simply because they are not qualified to assess damages that may be present at the time of inspection. A common issue found in apartments when an animal has been housed is urine which may have penetrated the carpet, pad, and subfloor. This can quickly become a large expense which could negatively impact either party. Other types of damage relating to water, electrical, plumbing, doors/hardware could fall into this category.

It is not reasonable to require a tenant or Owner/Operator to agree to a potentially inaccurate cost estimate at the time of a move out inspection. I would recommend language be updated to consider a process to include communication within the state statute of communicating unknown charges and calling out the general nature of the scope. Additionally, a timely expectation of determining scope and cost. Finally, requiring Owner/Operators to provide copies of such work and scaling of the replacement costs (depreciation and/or proration schedules).

I urge you to consider the broader implications of this bill and vote NO on HB 1272.

Thank you for your years of service to the residents of North Dakota,

Sincerely,

*Mary Senger*

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