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Members of the North Dakota Legislative Assembly
State Capitol
600 E Boulevard Ave
Bismarck, ND 58505

Dear Members of the North Dakota Legislative Assembly,

I am writing as a Regional Property Manager with over 10 years of experience in the rental industry to express my opposition to House Bill 1272. While I understand the intent to ensure fairness between tenants and landlords, I believe this bill introduces provisions that could create unnecessary complications and hinder the rental process.

The bill's requirement for a move-out inspection before the lease's expiration is unrealistic. Coordinating a mutually agreeable time between tenants and landlords can be difficult, especially when tenants are in the midst of moving. Additionally, allowing landlords to conduct the inspection unilaterally if a tenant misses it could lead to disputes over the security deposit.

The itemization requirement for security deposit deductions, including estimated repair costs, is overly burdensome for landlords, particularly for smaller property owners. This could lead to delays and increased potential for conflicts. Moreover, the provision that penalizes landlords for failing to attend or schedule an inspection places undue responsibility on them, even in cases of legitimate scheduling conflicts.

Finally, the cap on pet deposits at \$2,500 or two months' rent is excessive and could limit housing opportunities for responsible pet owners. This provision could create unnecessary barriers to renting for many tenants.

As a property manager dedicated to fostering fair and collaborative relationships between tenants and landlords, I urge the Assembly to reconsider these provisions and work toward a balanced approach.

Thank you for your time and consideration.

Sincerely,

Laura Roy | Senior Portfolio Property Manager
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