

February 2, 2025

Jeremy Petron
Lobbyist # 209
North Dakota Apartment Association

Re: HB 1395 - opposed

Chairman and members of the Committee, my name is Jeremy Petron, lobbyist with the North Dakota Apartment Association.

We oppose HB 1395. This Bill places an unnecessary administrative burden on property owners and property managers, and doesn't appear to have any direct benefit to the property owner or the prospective tenant.

On lines 8-9, 'landlord shall furnish proof of the completed background check'; this part brings a lot of unanswered questions to mind. Does this mean a full copy of the report or just a receipt? Would this be an automatic requirement for all applicants both approved and denied? Would this be electronic communication or by mail? Would this be required only if the prospective tenant makes the request? There could be a large cost associated to the property owner to comply with this requirement with mail costs and administrative personnel to ensure the notifications are sent and within the allotted time.

Companies are already required to provide notification to individuals who are declined or denied based on credit reporting. The notification outlines the person's right to request and obtain a copy of the credit report from the credit reporting company.

We urge a do not pass on HB 1395.