



North Dakota House of Representatives

STATE CAPITOL
600 EAST BOULEVARD
BISMARCK, ND 58505-0360



Representative Steve Vetter

District 18
804 South 17th Street
Grand Forks, ND 58201-4241
smvetter@ndlegis.gov

COMMITTEES:

Judiciary (Vice Chair)
Government and Veterans Affairs

Chairman Barta and Senators of the Industry & Business Committee,

-Property rights bill for most people's most valuable asset they own

-In every city, county or state that this law has been enacted, no has over turned or changed back. If it actually caused a problem for counties or cities then they take the power back, right? This is because this law works and it is fair.

-Does not affect flood zones or flood insurance. See Subsection 4. House must be built up out the flood zone or it can't be rebuilt.

-This bill deals with Nonconforming structures not nonconforming uses. This was the opposition argument on the House side from the League of Cities.

-This bill deals with zoning only. Houses rebuilt under this bill would need to comply to all applicable building codes. There is a difference between zoning code and building code. This bill in no way affects building code. Building code always comes into effect whenever repairs or replacement takes place. This law does not change any of that. It does not impact safety issues, building inspections, or other State Laws.

- Counties are not immune. Use example: 2.5 acre country lot, Fannie Mae
- Less restrictive. Fargo & Bismarck.
- Fargo already has this ordinance so does Bismarck &

-If any structure is proven to be unsafe then the city can condemn a structure for safety reasons. This bill deals only with zoning not safety issues as all building and fire codes need to be followed with this bill.

-An illegal structure is not a nonconforming structure. Building on someone else's property is illegal, it is not nonconforming.