

January 28, 2025

Jeremy Petron
Lobbyist # 209
North Dakota Apartment Association

Re: SB 2236 - opposed

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

We oppose SB 2236. This Bill is overreaching by essentially price-fixing what a property owner can charge for late rent payments. If a landlord charges late fees, the amounts are already specified in a lease agreement.

A property owner's costs associated with operating and maintaining the property aren't fixed, and can fluctuate. It becomes a higher-cost burden to cover losses when rent payments aren't received timely, to ensure property expenses are paid on-time; such as mortgage payments, insurance premiums, utility services, vendor invoices, and staff paychecks. Landlords would prefer to have all rent payments paid on-time, so that no late fees would need to be collected. It creates a cascade of issues down-the-line when a rent payment is not received on-time.