



HB 1419
House Political Sub Committee
Friday, January 29, 2021

Chair Dockter and Members of the Committee:

The Bismarck Mandan Board of Realtors® supports HB1419 providing municipalities the option to implement an infrastructure fee in lieu of special assessments.

Representatives of our association participated in many meetings and discussions about special assessments and the hardships that can be created when property owners (residential and commercial) receive notice that a special assessment has been issued; and, as a result, their monthly escrow payments will be increased – sometimes substantially. For the majority of property owners, these assessments are typically not planned in the owners' budgets. Think about the particular impact on first-time home buyers and on small businesses.

On the other hand, with an infrastructure/utility fee, a lesser amount is paid on a regular basis and would provide home and business owners with a known amount each month by which to fund infrastructure updates related to their properties. No surprises. No major increases to monthly escrow payments due to special assessments.

We realize the municipalities would need citizen approval in order to implement such a fee; and, we support the opportunity for that option to be in place.

Thank you for your consideration and support.

Bismarck Mandan Board of Realtors®

Nancy Deichert, CEO, 701.471.2093
Joy Nelson, President, 701.202.8795