



William Gion <gionappraisal@gmail.com>

SB 2152 Hearing - House Agriculture Committee

1 message

William Gion <gionappraisal@gmail.com>

Tue, Mar 4, 2025 at 10:56 AM

To: mbeltz@ndlegis.gov

Cc: dorihauck@ndlegis.gov, kanderson@ndlegis.gov, gdobervich@ndlegis.gov, dhenderson@ndlegis.gov, dholle@ndlegis.gov, jahoverson@ndlegis.gov, dhkiefert@ndlegis.gov, denehring@ndlegis.gov, solson@ndlegis.gov, nrios@ndlegis.gov, cschreiberbeck@ndlegis.gov

Bcc: Dean Rylander <deanrylander@gatecity.bank>, Wade Becker <wade@boulderappraisal.com>, Barry Wilfahrt <Barry@gochamber.org>, smvetter@ndlegis.gov, "Rummel, Dean" <drummel@ndlegis.gov>, clairecory@ndlegis.gov

God's Good Day Honorable Chairman Beltz and the Other Distinguished Members of the House Agriculture Committee.

Thank you for your dedicated service as a Legislator for our Great State of ND!

Also, thank you Senator Rummel, Senator Cory and Representative Vetter for co-sponsoring this important legislative bill - SB 2152.

I hope all of you had a well deserved and restful break before Cross-Over begins!

This email is requesting your support of SB 2152 with a Recommendation of Do Pass.

Please allow me to introduce myself so as to enlighten you on where I am coming from and why I am asking for your support of SB - 2152:

- **My name is Bill Gion** and my wife (of 42 years) and I have been longtime rural residents of the Regent Community in Hettinger County, ND.
- I was raised on our 4th Generation Family Farm (where we presently live) - so basically I am a farm boy at heart.
- We are blessed with four married children and five beautiful grandchildren...all living in ND - (the Good Stuff in Life for sure)!
- I have been a Certified ND Real Estate Appraiser for decades, primarily appraising farm & ranch properties in SW-ND. (*Attached is a summary of my appraisal experience & qualifications along with a trade area map*).
- In addition to appraising, I have extensive past experience in farming, ranching, banking (finance) and oil field safety.
- I am community minded, and thus, I have previously served on our local school board (18 years), presently on our Township Board (7 years), and have been a longtime member of the Regent Lions & St. Henry's K of C (4th Degree).

First, I wish to talk to you as a concerned Grandfather & Citizen of ND:

- My wife and I are blessed to have all four of our married children and their spouses gainfully employed and living in ND! We see the challenges this generation faces with the rising costs from housing to raising a family. ***In ND, whether in city or rural properties, achieving the American Dream is more challenging than ever!***
- ***Because land (real estate) is in strong demand and prices are increasingly much higher, smaller tracts of land are being offered for sale (some developmental) to attract as many qualified buyers as possible and obtain the best price for the sellers...which I totally understand and respect.***
- ***This is where SB 2152 comes in - a simple act makes a big impact!***
- ***This bill enhances the likelihood of sustaining the next generation of ND residents (as potential buyers) and allows that both buyers & sellers can be better informed while pursuing their goals.***
- ***By requiring full disclosure of these tract sales < 80 acres, the public (both buyers and sellers) can more readily access relevant market data to make informed and fair decisions.***

Secondly, I wish to talk to you as an experienced & long time ND General Certified RE Appraiser:

- With much personal gratitude, in a previous legislative session, ND became a disclosure state, subject to a handful of qualifying exemptions including this 80-acre exemption.
- This single step (the required disclosure of the paid sales price on the recorded deed) dramatically & significantly moved our rural appraisal profession forward by leaps & bounds and made my appraisal practice efficient enough that I took on the responsibility of training an Apprentice Appraiser...who has since become a fully accredited and licensed Certified General Real Estate Appraiser in ND - the next generation!

- ***I firmly believe the most challenging & critical part of rural appraising is efficient access to reliable comparable sales data. This data allows us to deliver timely and credible appraisals to our clients, in a more efficient manner, and maintain public trust. Tracts < 80 acres should NOT be exempted from this process!***
- ***Again, this is where SB - 2152 again comes into play. Passing this bill would provide readily available access to credible information on these tracts < 80.0 acres and benefit Appraisers and ND citizens, especially the next Generation of ND Citizens.***

Also, recently it has been legitimately asked of me "Why agricultural lands of less than 80-acres were excluded in the first place?"

Based solely on my professional perspective and incorporating my personal knowledge and experience, I offer the following observation:

- Along with the other noted exemptions, this 80-acre exemption was in the ND State Statute before the more recent non-disclosure legislation was adopted.
- Primarily, it is a "negotiated carve-out" that benefits land developers.
- This sales information was NOT publicly available so it could not influence other land development deals...basically held tight to the chest...advantage developer.
- ***Times have changed & this exemption is archaic & needs to be removed. It hinders the critical need for honest transparency which best serves the public interest.***

I feel strongly about supporting a "Do Pass" for SB-2152, so I am planning to drive to Bismarck and personally testify in support of SB-2152, at your scheduled hearing this Friday morning, March 7, 2025, at 9:30 am CT in Room 327C of the Capitol at Bismarck, ND. If needed beforehand, feel free to contact me via email, text or phone call.

Again thanks for your time and consideration as well as your dedicated service to the State of ND and its wonderful people!

Respectfully submitted,

William "Bill" Gion

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"We Value, What You Value"

2 attachments



2025 Experience & Qualification.pdf

122K



GA - ND Coverage Area.pdf

640K