



North Dakota Association of REALTORS®

To advocate for the success of our members in partnership with our local Associations and the National Association of REALTORS®

March 31, 2025

### **Testimony in Support of SB 2204**

Chairman Jonathan Warrey  
Industry, Business and Labor Committee  
North Dakota House of Representatives  
600 East Boulevard Avenue  
Bismarck, ND 58505

Chairman Warrey and Members of the House Industry, Business and Labor Committee, for the record my name is Jill Beck, and I am the CEO representing the North Dakota Association of REALTORS® (NDAR).

The North Dakota Association of REALTORS® membership is made up of more than 2,200 REALTORS® and more than 250 Business Partner members.

This will be short and brief as I believe there are several others to testify in support of 2204.

We were made aware of this bill prior to it being introduced and are in support as there were several areas of clarification we requested in the Senate, and they were passed. I am here to speak on the question of disclosure of radon in a property transfer. We currently have environmental concerns, of which radon is included, in our Seller's Property Disclosure Form which is a mandatory disclosure that needs to be completed to the best of the seller's knowledge. I have included page 7 of this form for your information. We will need to incorporate the disclosure statement that is in this bill into the above-mentioned form. Our disclosure form is only available to our members of the ND Association of REALTORS®, however, the ND Real Estate Commission, the state agency, also has a form for those real estate licensees who are not members of ours or are members of the public.

We recommend and ask for your full support with a **DO PASS** on Senate Bill 2204.

My contact info is below if you have any further questions.

**Jill Beck, CEO**  
**North Dakota Association of REALTORS®**  
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**\*49**

**RADON DISCLOSURE (UNK = Unknown, NA = Not Applicable)**

	YES	NO	UNK	NA
1 Has the Property been tested for radon? If Yes, attach the most current records and reports pertaining to radon concentrations, mitigation, or remediation. If Yes, Explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has a radon mitigation system been installed? If Yes, include the system description and documents. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Have you been informed of any radon gas concentrations in the Property? If Yes, Explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**50 FLOOD DISCLOSURE – INCLUDING OVERLAND AND RIVER FLOODING**

51 This is intended to provide information to prospective Buyer(s) concerning high water elevation flood events  
52 including overland and river flooding that may impact the Property.

53 **Note:** Whether or not Seller(s) currently carries flood insurance, it may be required in the future. Flood  
54 insurance premiums are increasing, and in some cases will rise by a substantial amount over the premiums  
55 previously charged for flood insurance for the Property. As a result, Buyer(s) should not rely on the premiums  
56 paid for flood insurance on this Property previously as an indication of the premiums that will apply after  
57 Buyer(s) completes their purchase.

	YES	NO	UNK	NA
1 Is the Property in a designated 100-year floodplain? If Yes, see FLOOD DISCLOSURE. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Has the Property been impacted by high water elevation flood events including overland and river flooding? If Yes, see FLOOD DISCLOSURE. _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Do you carry flood insurance? If Yes, Explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Is the flood insurance transferrable? If Yes, Explain: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**58 PROPERTY TAX/SPECIALS DISCLOSURE**

59 Check appropriate box:

60 ☐ Yes ☐ No Is there an exclusion from market value for home improvements on this Property. Any valuation  
61 exclusion shall terminate upon sale of the Property, and the Property's estimated market value for property  
62 tax purposes shall increase. If a valuation exclusion exists, Buyer(s) is encouraged to look into the resulting  
63 tax consequences.

64 ☐ Yes ☐ No Is the Property subject to any preferential property tax status or any other credits affecting  
65 the Property (e.g. Disability, Green Acres, CRP, RIM, Rural Preserve, etc.)?  
66 If Yes, Explain: \_\_\_\_\_

67 \_\_\_\_\_  
68 \_\_\_\_\_

69 If Yes, would these terminate upon the sale of the Property? ☐ Yes ☐ No If Yes, Explain: \_\_\_\_\_

70 \_\_\_\_\_  
71 \_\_\_\_\_

Buyer(s) Initials \_\_\_\_\_

Seller(s) Initials \_\_\_\_\_