



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 19, 2025

**Testimony in Opposition of HB 1496**

Chairman Barta  
Senate Industry, Business Committee  
North Dakota Senate  
600 East Boulevard Avenue  
Bismarck, ND 58505 S

Chairman Barta and Members of the Senate Industry and Business 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.

We oppose this bill as we find that it is a very intrusive bill on tenant and landlord rights. This limits both parties to what they can agree to. It falls under our private property rights belief. The government should stay out of contracts between two parties that can agree to a lease. Tenants currently have the ability to get out of leases if the landlord is not repairing a furnace or providing "reasonable" heat. Constructive eviction refers to a landlord's action – or failure to take action – that makes the premises uninhabitable, or which robs the tenant of the use and enjoyment of the premises. We believe in reasonable accommodation but just not sure that where the heat is set should be in state law.

We urge a DO NOT PASS on House Bill 1496.

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

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