

Vetter, Steve M.

From: Louser, Scott C.
Sent: Tuesday, March 11, 2025 8:26 AM
To: Vetter, Steve M.
Subject: HB 1500

Representative Vetter,
Please include my remarks in your testimony today before the Senate Industry and Business Committee.

As a co-sponsor of HB1500, I support the concept in this bill as it relates to private property rights, in particular to residential use of an individual's private property. While it is rare to find non-conforming residential property, it occurs where a local political subdivision changes zoning but allows property owners to continue to use and occupy their homes. In some cases, a natural disaster or accident occurs where the property is substantially damaged that requires a rebuild to occupy.

Removing or eliminating a property owner's property rights resulting from a devastating loss should not be a consideration in a state that values private property rights. To a lesser degree of intensity, but a more likely occurrence is the inability for a property owner refinance their property with a required appraisal exposing a "non conforming" use.

Passage of HB 1500 ensures for a limited group of property owners that may have experienced a devastating loss that their opportunity to maintain their property continues if they wish for that to be the case.

Rep Scott Louser
District 5 - Minot
Appropriations Committee