

**2025 HOUSE FINANCE AND TAXATION**

**HB 1152**

# 2025 HOUSE STANDING COMMITTEE MINUTES

## Finance and Taxation Committee Room JW327E, State Capitol

HB 1152  
1/13/2025

Relating to the definition of residential property; and to provide an effective date
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10:02 a.m. Chairman Headland called the meeting to order.

Members Present: Chairman Headland, Vice Chairman Hagert, Representatives Anderson, Dockter, Dressler, Foss, Grueneich, Ista, Motschenbacher, Nehring, Olson, Porter, Steiner, Toman

### Discussion Topics:

- Residential zoning
- Conflict regards to taxation
- Property tax
- Definition of residential and commercial property

10:02 a.m. Representative Porter Introduced the bill, testified in favor.

10:07 a.m. Ron Balkowitsch, owner of residential property, testified in favor.

10:14 a.m. Charles Dendy, Attorney, Office of State Tax Commissioner, answered questions regarding the language of the bill.

10:20 a.m. Linda Svihovec, ND Association of Counties, Provided clarification regarding century code language.

10:13 a.m. Chairman Headland closed the hearing.

10:35 a.m. Representative Grueneich moved a Do Pass.

10:36 a.m. Representative Anderson seconded the motion.

Representatives	Vote
Representative Craig Headland	Y
Representative Jared C. Hagert	Y
Representative Dick Anderson	Y
Representative Jason Dockter	Y
Representative Ty Dressler	Y
Representative Austin Foss	Y
Representative Jim Grueneich	Y
Representative Zachary Ista	Y
Representative Mike Motschenbacher	Y
Representative Dennis Nehring	Y

Representative Jeremy L. Olson	Y
Representative Todd Porter	Y
Representative Vicky Steiner	N
Representative Nathan Toman	Y

10:38 a.m. Motion Passed 13-1-0.

10:38 a.m. Representative Nehring will carry the bill.

**Additional Written Testimony:**

Dustin Amundson submitted testimony in opposition #28422.

10:39 a.m. Chairman Headland closed the meeting.

*Janae Pinks, Committee Clerk*

**REPORT OF STANDING COMMITTEE**  
**HB 1152 ([25.0311.01000](#))**

**Finance and Taxation Committee (Rep. Headland, Chairman)** recommends **DO PASS** (13 YEAS, 1 NAY, 0 ABSENT OR EXCUSED AND NOT VOTING). HB 1152 was placed on the Eleventh order on the calendar.

Thank you for your attention to my testimony. My name is Dustin Amundson, I live in Bismarck (District 30).

Because of the uncertainty around the fiscal impact and the potential for increased property taxes on homeowners, I ask you to attach a 'do not pass' label to this bill.

**2025 SENATE FINANCE AND TAXATION**

**HB 1152**

# 2025 SENATE STANDING COMMITTEE MINUTES

## Finance and Taxation Committee Fort Totten Room, State Capitol

HB 1152  
2/17/2025

Relating to the definition of residential property; and to provide an effective date.
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9:12 a.m. Chairman Weber called the meeting to order.

Members present: Chairman Weber, Vice Chairman Rummel, Senator Marcellais, Senator Patten, Senator Powers, Senator Walen

### **Discussion Topics:**

- Separation of properties on different lots
- Differentiation of taxing and zoning
- Property uses aside from residential or commercial

9:12 a.m. Representative Porter, District 34, introduced HB 1152 and testified in favor.

9:23 a.m. Lanny Kenner testified in opposition.

9:25 a.m. Chairman Weber closed the hearing.

*Chance Anderson, Committee Clerk*

# 2025 SENATE STANDING COMMITTEE MINUTES

## Finance and Taxation Committee Fort Totten Room, State Capitol

HB 1152  
2/19/2025

Relating to the definition of residential property; and to provide an effective date.
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9:04 a.m. Chairman Weber opened the hearing.

Members present: Chairman Weber, Vice Chairman Rummel, Senator Marcellais, Senator Patten, Senator Powers, Senator Walen

### Discussion Topics:

- Taxable and assessed values of residential and commercial properties
- Taxing and zoning differentiation
- Application of bill to agricultural and rented properties

9:06 a.m. Bill Wocken, Advocate, ND League of Cities, testified neutral and submitted testimony #38055.

9:11 a.m. Linda Svihovec, Research Analyst, NDACo, testified neutral.

9:24 a.m. Senator Walen moved a Do Not Pass.

9:25 a.m. Senator Powers seconded the motion.

Senators	Vote
Senator Mark F. Weber	Y
Senator Dean Rummel	Y
Senator Richard Marcellais	Y
Senator Dale Patten	Y
Senator Michelle Powers	Y
Senator Chuck Walen	Y

Motion passed 6-0-0.

Senator Walen will carry the bill.

9:25 a.m. Chairman Weber closed the hearing.

*Chance Anderson, Committee Clerk*



**REPORT OF STANDING COMMITTEE**  
**HB 1152 ([25.0311.01000](#))**

**Finance and Taxation Committee (Sen. Weber, Chairman)** recommends **DO NOT PASS** (6 YEAS, 0 NAYS, 0 ABSENT OR EXCUSED AND NOT VOTING). HB 1152 was placed on the Fourteenth order on the calendar. This bill does not affect workforce development.

## CHAPTER 57-02 GENERAL PROPERTY ASSESSMENT

### 57-02-01. Definitions.

As used in this title, unless the context or subject matter otherwise requires:

1. "Agricultural property" means platted or unplatted lands used for raising agricultural crops or grazing farm animals, except lands platted and assessed as agricultural property prior to March 30, 1981, shall continue to be assessed as agricultural property until put to a use other than raising agricultural crops or grazing farm animals. Agricultural property includes land on which a greenhouse or other building is located if the land is used for a nursery or other purpose associated with the operation of the greenhouse. The time limitations contained in this section may not be construed to prevent property that was assessed as other than agricultural property from being assessed as agricultural property if the property otherwise qualifies under this subsection.
  - a. Property platted on or after March 30, 1981, is not agricultural property when any four of the following conditions exist:
    - (1) The land is platted by the owner.
    - (2) Public improvements, including sewer, water, or streets, are in place.
    - (3) Topsoil is removed or topography is disturbed to the extent that the property cannot be used to raise crops or graze farm animals.
    - (4) Property is zoned other than agricultural.
    - (5) Property has assumed an urban atmosphere because of adjacent residential or commercial development on three or more sides.
    - (6) The parcel is less than ten acres [4.05 hectares] and not contiguous to agricultural property.
    - (7) The property sells for more than four times the county average true and full agricultural value.
  - b. Land that was assessed as agricultural property at the time the land was put to use for extraction of oil, natural gas, or subsurface minerals as defined in section 38-12-01 must continue to be assessed as agricultural property if the remainder of the surface owner's parcel of property on which the subsurface mineral activity is occurring continues to qualify for assessment as agricultural property under this subsection.
2. "Air carrier transportation property" means the operative property of each airline whose property is assessed for taxation purposes pursuant to chapters 57-06 and 57-32.
3. "Assessed valuation" means fifty percent of the true and full value of property.
4. "Centrally assessed property" means all property which is assessed by the state board of equalization under chapters 57-05, 57-06, and 57-32.
5. "Commercial property" means all property, or portions of property, not included in the classes of property defined in subsections 1, 4, 11, and 12.
6. "Credits" means and includes every claim and demand for money or other valuable thing, and every annuity or sum of money receivable at stated periods, due or to become due, and all claims and demands secured by deeds or mortgages, due or to become due.
7. "Governing body" means a board of county commissioners, city council, board of city commissioners, school board, or board of education, or the similarly constituted and acting board of any other municipality.
8. "Money" or "moneys" means gold and silver coin, treasury notes, bank notes, and every deposit which any person owning the same or holding in trust and residing in this state is entitled to withdraw as money or on demand.
9. "Municipality" or "taxing district" means a county, city, township, school district, water conservation and flood control district, Garrison Diversion Conservancy District, county park district, joint county park district, irrigation district, park district, rural fire protection district, or any other subdivision of the state empowered to levy taxes.
10. "Person" includes a firm, corporation, or limited liability company.

11. "Railroad property" means the operating property, including franchises, of each railroad operated in this state, including any electric or other street or interurban railway.
12. "Residential property" means all property, or portions of property, used by an individual or group of individuals as a dwelling, including property upon which a mobile home is located but not including hotel and motel accommodations required to be licensed under chapter 23-09 nor structures providing living accommodations for four or more separate family units nor any tract of land upon which four or more mobile homes are located.
13. "Taxable valuation" signifies the valuation remaining after deducting exemptions and making other reductions from the original assessed valuation, and is the valuation upon which the rate of levy finally is computed and against which the taxes finally are extended.
14. "Tract", "lot", "piece or parcel of real property", or "piece or parcel of land" means any contiguous quantity of land in the possession of, owned by or recorded as the property of, the same claimant, person, or company.
15. "True and full value" means the value determined by considering the earning or productive capacity, if any, the market value, if any, and all other matters that affect the actual value of the property to be assessed. This shall include, for purposes of arriving at the true and full value of property used for agricultural purposes, farm rentals, soil capability, soil productivity, and soils analysis.
16. "Unencumbered cash" means the total cash on hand in any fund, less the amount belonging to the fund in closed banks and less the amount of outstanding warrants, bills, accounts, and contracts which are chargeable against the fund.
17. There shall be a presumption that a unit of land is not a farm unless such unit contains a minimum of ten acres [4.05 hectares], and the taxing authority, in determining whether such presumption shall apply, shall consider such things as the present use, the adaptability to use, and how similar type properties in the immediate area are classified for tax purposes.

#### **57-02-01.1. Certification of assessors.**

The state supervisor of assessments shall certify assessors as provided in this section.

1. To be certified as a class I assessor, an individual must:
  - a. Have a high school diploma or its equivalent.
  - b. Successfully complete one hundred eighty hours of assessment and appraisal instruction approved by the state supervisor of assessments. The number of hours of instruction determined necessary by the state supervisor of assessments for each of the following topics is required:
    - (1) Tax administration.
    - (2) Principles and theory of value.
    - (3) Residential property appraisal.
    - (4) Commercial property appraisal.
    - (5) Agricultural property valuation.
2. To be certified as a class II assessor, an individual must:
  - a. Have a high school diploma or its equivalent.
  - b. Successfully complete eighty hours of assessment and appraisal instruction approved by the state supervisor of assessments. The number of hours of instruction determined necessary by the state supervisor of assessments for each of the following topics is required:
    - (1) Tax administration.
    - (2) Principles and theory of value.
    - (3) Residential property appraisal.
    - (4) Commercial property appraisal.
    - (5) Agricultural property valuation.

12.a. "Residential property" means all property, or portions of property, used by an individual or group of individuals as a dwelling, ~~including property or future dwelling as provided in this subsection.~~

b. The term includes:

(1) A tract of land upon which a three or fewer mobile homes ~~are~~ is located but,

(2) A vacant platted lot located within city limits if the intended use of the lot is residential in nature. An assessor may determine the intended use of the lot based on the purpose for which the lot is zoned under chapters 11-33, 40-47, 58-03, or any other provision authorizing a political subdivision to establish or enforce zoning regulations, or the intended use for the lot expressed in the plat documents.

(3) The term does not include ~~including hotel:~~

(1) Hotel and motel accommodations required to be licensed under chapter 23-09 ~~nor structure.~~

(2) Structures providing living accommodations for four or more separate family units ~~nor any.~~

(3) A tract of land upon which four or more mobile homes are located. The term includes garages, barns and storage buildings not located on the same parcel as a dwelling, used in connection with residential use, and not used for commercial or agricultural purposes.

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