

SENATE BILL NO. 2331

Introduced by

Senator Paulson

Representatives Bellew, Hoverson

1 A BILL for an Act to create and enact a new section to chapter 47-16 of the North Dakota
2 Century Code, relating to move-in and post move-out inspections of leased property.

3 **BE IT ENACTED BY THE LEGISLATIVE ASSEMBLY OF NORTH DAKOTA:**

4 **SECTION 1.** A new section to chapter 47-16 of the North Dakota Century Code is created
5 and enacted as follows:

6 **Mandatory inspections.**

- 7 1. Before, at the time of, or shortly after a tenant accepts possession of leased premises,
8 the landlord and the tenant shall inspect the premises and note on a written statement
9 all damages to the premises and a remediation plan to repair any damages. At the
10 conclusion of the inspection, the landlord and tenant shall sign and date the statement
11 acknowledging the inspection under this section has occurred. A copy of the statement
12 must be provided to the tenant within a reasonable time following the inspection.
- 13 2. The landlord and tenant shall conduct a move-out inspection after the expiration date
14 or earlier termination of the lease. Notwithstanding any other provision of law, the
15 landlord may not re-enter the premises until an inspection is conducted. The landlord
16 and tenant shall schedule the inspection at a mutually agreeable time. If the tenant
17 fails to appear at the scheduled inspection, the landlord shall conduct the inspection,
18 note any damages to the premises on a written statement, and mail the statement to
19 the tenant. The tenant's absence is deemed acceptance of the statement created by
20 the landlord.