



North Dakota 2025 End of Legislative Session Report

CAI's members, partners, and staff spent the 2025 North Dakota legislative session actively advocating on behalf of the [approximately 50,000 North Dakotans living in 20,400 homes in nearly 1,000 community associations across the state](#). North Dakota's 2025 legislative session lasted from January 7 and adjourned on May 3, 2025. Below is a brief overview from the 2025 North Dakota state legislature:

SB 2229 - AN ACT TO CREATE AND ENACT A NEW SECTION TO CHAPTER 47-10 OF THE NORTH DAKOTA CENTURY CODE, RELATING TO REQUIRED DISCLOSURES BEFORE THE SALE OF A CONDOMINIUM UNIT OR A PROPERTY SUBJECT TO A HOMEOWNERS' ASSOCIATION OR A CONDOMINIUM PROJECT.

CAI submitted testimony in **support** of this bill, which is the result of a collaborative effort between CAI, the North Dakota Association of Realtors, and the bill's sponsor to create a workable structure governing required document disclosure as a part of transactions in community associations. The bill's sponsor, Senator Josh Boschee (D-NPL-44) invited CAI to participate in a common interest community task force convened by the North Dakota Association of Realtors in the months leading up to the start of the legislative session, in order to help create a bill which would best fit North Dakota's needs. CAI also took the opportunity to make sure that the draft was created in such a way that followed the industry public policies most relevant to the issue: CAI's [Disclosure Before Sales in Community Associations Public Policy](#) and the [Support for the Uniform Acts Public Policy](#).

SB 2229 requires the disclosure of a list of key financial documents including information on assessments, special assessments, and operating and reserve budgets. The bill also requires associations to provide, if available, copies of the bylaws, insurance, minutes from the two most recent board meetings, and restrictions on leasing a unit. All documents must be current within the past 90 days, and associations have 10 days to respond to document requests. Associations may charge a reasonable fee for the transfer of documents, provided that fee is disclosed to the buyer up front.

Status: Successfully PASSED. Effective August 1, 2025.

SB 2394 A BILL FOR AN ACT TO CREATE AND ENACT A NEW CHAPTER TO TITLE 47 OF THE NORTH DAKOTA CENTURY CODE, RELATING TO ASSOCIATION COMMUNITY BYLAWS AND BOARD OF DIRECTORS.

CAI worked to [amend](#) the language in this bill to better conform to the standards set in the Uniform Common Interest Ownership Act (UCIOA), a model bill designed to provide a fair baseline of regulation and expectations concerning community associations. The amendments ultimately were not adopted. As noted in CAI's [Support for the Uniform Acts Public Policy](#), CAI supports and recommends consideration of appropriate portions of UCIOA to address specific concerns.

This bill would have created a new set of standards for associations concerning the organization of associations, with a focus on association budgets. This bill would have required associations adopt a written set of bylaws that, at a minimum, provided procedures for calculating the association's operating and reserve budget needs based on critical items such as roof repairs, insurance renewals, and building maintenance.

Status: DIED in Committee.

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