



Newsletter

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New Year, New Compliance: What Bismarck–Mandan Housing Providers Need to Know for 2026

As we kick off 2026, it's the perfect time for property owners and managers to review legislative updates, refresh compliance practices, and make sure files, policies, and procedures are in top shape for the year ahead. Here's a quick breakdown of what to keep on your radar in North Dakota:

2026 Legislative & Regulatory Updates

The North Dakota Legislature continues to evaluate housing-related topics such as eviction procedures, tenant protections, and property tax policy. While major changes for 2026 are limited, housing providers should stay tuned for mid-session updates regarding:

Clarifications to landlord-tenant responsibilities under NDCC Chapter 47-16

Potential updates to notice timelines or service requirements

Any proposed changes to screening or application fee guidelines

Local discussions around affordable housing and development incentives

We will continue to monitor legislative movement and share updates throughout the session so you always have the most accurate information.

Fair Housing Reminders for the New Year

January is the best time to reset and ensure everyone on your team is operating with Fair Housing compliance top-of-mind. A few key reminders:

Consistency is everything: Screening criteria must be applied evenly to every applicant.

Advertising matters: Avoid language that could imply preference or discouragement (“perfect for singles,” “no kids,” etc.).

Disability accommodations & modifications: Respond promptly and engage in the interactive process.

Criminal history screenings: Review your policy to ensure it aligns with HUD guidance and avoids blanket bans.

Consider scheduling a Fair Housing refresher training for your team early in the year — it's one of the best risk-reduction strategies in property management.

Application & Screening Updates

If it's been a while since you reviewed your application process, now is the time. Make sure your 2026 criteria clearly outline:

Income requirements

Required documentation

Pet and assistance animal policies

Criminal screening standards

Credit/eviction history thresholds

Required disclosures

This is also a great month to check your online listings and printed applications to confirm all information is current and compliant.

Annual Paperwork & File Audits

Starting the year with a clean, organized system can save you major time and reduce liability down the road. Consider using January to audit:

Signed leases & addendums

Move-in checklists

Deposit itemizations

Work orders & unit histories

Resident communication logs

Vendor contracts & certificates of insurance

Make sure every tenant has a complete, accurate digital or physical file — especially for older leases that may have been transferred between managers.

Final Thought

A strong compliance foundation sets the tone for the entire year. Taking the time now to review policies, refresh training, and organize documentation helps protect your business while creating a smoother, more transparent experience for residents.

Thanks to everyone that participated in our trainings this fall.

MFP enjoys bringing these sessions to you.

The next page contains the YouTube links to the entire lineup of the Tuesday Virtual Trainings with MFP Fall Session 2025.

We will resume our Tuesday Virtual Trainings with our MFP Spring Session 2026 starting in April. Watch for a flyer that will be sent out in March with the details.

Have a great day!

Stacey Folstad-Magandy

Administrative Secretary

North Dakota Center for Persons with Disabilities

500 University Ave W, Minot, ND 58707

701.858.3579 / 1-800-233-1737 | ndcpd.org



2025 Fall Virtual Landlord Training YouTube Links
Presented by Money Follows the Person Housing Program

Series 2: September 2025 – December 2025

9-23-2025	Trauma	<u>TraumaYouTubeLINK9232025</u>
9-30-2025	Risk Management	<u>RiskManagementYouTube9302025</u>
10-7-2025	Home & Community Based Services	<u>HomeCommunityBasedServices1072025</u>
10-28-2025	Common Complaints/Background Checks	<u>CommonComplaintsBackgroundChecks10282025</u>
11-18-2025	Emotional Regulation	<u>EmotionalRegulationYouTube11182025</u>
11-25-2025	Gratitude	<u>Gratitude11252025YouTube</u>
12-2-2025	Fair Housing	<u>FairHousing12022025YouTube</u>

Phone 1-800-233-1737 or visit: www.ndcpd.org/mfp



Who We Are..

The Bismarck Mandan Apartment Association (BMAA) is a dedicated group of owners and managers in the Greater Bismarck - Mandan area that have joined together to maintain high standards of apartment living and construction.

We invite you to join us in our efforts. Become a member of the Bismarck Mandan Apartment Association and take an active role in keeping the apartment industry in Bismarck/Mandan the most progressive in North Dakota. By sending in the membership application with your nominal dues you will receive the many benefits of this growing trade association.

We look forward to adding you to our growing list of Members.

Maintaining high standards of apartment living in Bismarck - Mandan



MEMBERSHIP FORM

Name: _____

Name of Company: _____

Phone: _____

Email: _____

Mailing Address: _____

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Zip: _____

General Membership - for apartment owners/managers refer to Dues Structure (Units represent each rental you own/manage)

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Units Capped at 300 _____

Amount Due _____

I/we agree to abide by the Code of Ethics (and all amendments thereof) of the Bismarck-Mandan Apartment Association, the North Dakota Apartment Association and the National Apartment Association. In the event of termination of membership in BMAA, I/We agree to discontinue immediately the use of insignias, forms or signs used by any or all of the Apartment Associations. The remittances attached represent dues for 1 year. The number of units submitted are true and correct.

Signature: _____

Date: _____

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1	\$190.00	34	\$302.00	69	\$380.75	101	\$452.75	134	\$544.25	169	\$700.00	202	\$775.00	235	\$849.25		
2	\$190.00	35	\$304.25	70	\$383.00	102	\$455.00	135	\$509.50	170	\$702.50	203	\$777.25	236	\$851.50		
3	\$192.25	36	\$306.50	71	\$385.25	103	\$457.25	136	\$511.75	171	\$704.75	204	\$779.50	237	\$853.75		
4	\$194.50	37	\$308.75	72	\$387.50	104	\$459.50	137	\$515.00	172	\$707.00	205	\$781.75	238	\$856.00		
5	\$236.75	38	\$311.00	73	\$389.75	105	\$461.75	138	\$518.25	173	\$709.25	206	\$784.00	239	\$858.25		
6	\$230.00	39	\$313.25	74	\$392.00	106	\$464.00	139	\$521.50	174	\$711.50	207	\$786.25	240	\$860.00		
7	\$241.25	40	\$315.50	75	\$394.25	107	\$466.25	140	\$524.75	175	\$713.75	208	\$788.50	241	\$862.75		
8	\$243.50	41	\$317.75	76	\$396.50	108	\$468.50	141	\$528.00	176	\$716.00	209	\$790.75	242	\$865.00		
9	\$245.75	42	\$320.00	77	\$398.75	109	\$470.75	142	\$531.25	177	\$718.25	210	\$793.00	243	\$867.25		
10	\$248.00	43	\$322.25	78	\$401.00	110	\$473.00	143	\$534.50	178	\$720.25	211	\$795.25	244	\$869.50		
11	\$250.25	44	\$324.50	79	\$403.25	111	\$475.25	144	\$537.75	179	\$722.25	212	\$797.50	245	\$871.75		
12	\$252.50	45	\$326.75	80	\$405.50	112	\$477.50	145	\$541.00	180	\$725.00	213	\$799.75	246	\$874.00		
13	\$254.75	46	\$329.00	81	\$407.75	113	\$479.75	146	\$544.25	181	\$727.25	214	\$802.00	247	\$876.25		
14	\$257.00	47	\$331.25	82	\$410.00	114	\$482.00	147	\$547.50	182	\$729.50	215	\$804.25	248	\$878.50		
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18	\$266.00	51	\$340.25	86	\$419.00	118	\$491.00	151	\$560.50	186	\$738.50	219	\$813.25	252	\$887.50		
19	\$268.25	52	\$342.50	87	\$421.25	119	\$493.25	152	\$563.75	187	\$740.75	220	\$815.50	253	\$889.75		
20	\$270.50	53	\$344.75	88	\$423.50	120	\$495.50	153	\$567.00	188	\$743.00	221	\$817.75	254	\$892.00		
21	\$273.75	54	\$347.00	89	\$425.75	121	\$497.75	154	\$570.25	189	\$745.25	222	\$820.00	255	\$894.25		
22	\$275.00	55	\$349.25	90	\$428.00	122	\$500.00	155	\$573.50	190	\$747.50	223	\$822.25	256	\$896.50		
23	\$277.25	56	\$351.50	91	\$430.25	123	\$502.25	156	\$576.75	191	\$749.75	224	\$824.50	257	\$898.75		
24	\$279.75	57	\$353.75	92	\$432.50	124	\$504.50	157	\$580.00	192	\$752.00	225	\$826.75	258	\$901.00		
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27	\$286.25	60	\$360.50	95	\$439.25	127	\$511.25	160	\$589.75	195	\$758.75	228	\$833.50	261	\$916.75		
28	\$288.50	61	\$362.75	96	\$441.50	128	\$513.50	161	\$593.00	196	\$761.00	229	\$835.75	262	\$910.00		
29	\$290.75	62	\$365.00	97	\$443.75	129	\$515.75	162	\$596.25	197	\$763.25	230	\$838.00	263	\$912.25		
30	\$293.00	63	\$367.25	98	\$446.00	130	\$518.00	163	\$599.50	198	\$766.50	231	\$840.25	264	\$914.50		
31	\$295.25	65	\$371.75	99	\$448.25	131	\$520.25	165	\$602.75	199	\$767.75	232	\$842.50	266	\$916.75		
32	\$297.50	66	\$374.00	100	\$450.50	132	\$522.50	166	\$606.00	200	\$770.00	233	\$844.75	267	\$919.00		
33	\$299.75	67	\$376.25	101	\$452.75	133	\$524.75	167	\$609.25	201	\$772.50	234	\$847.00	268			



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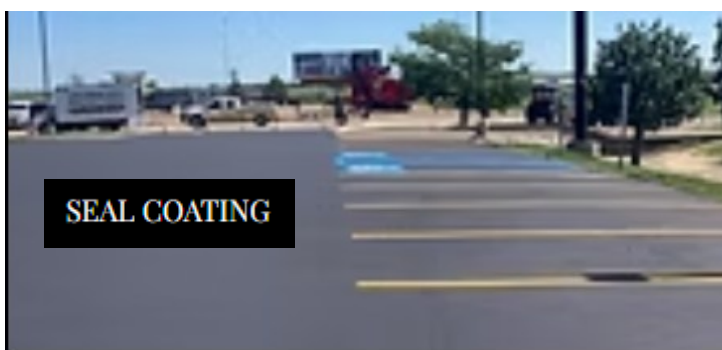
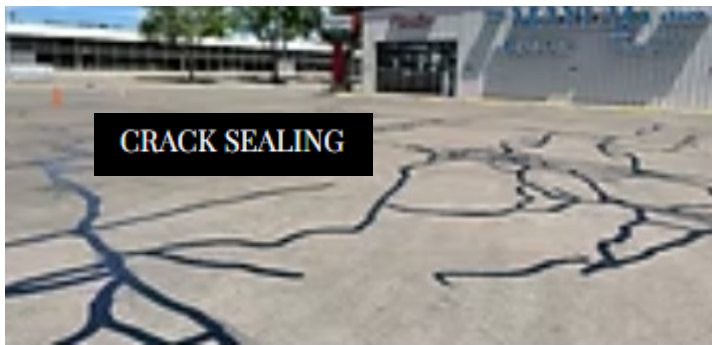
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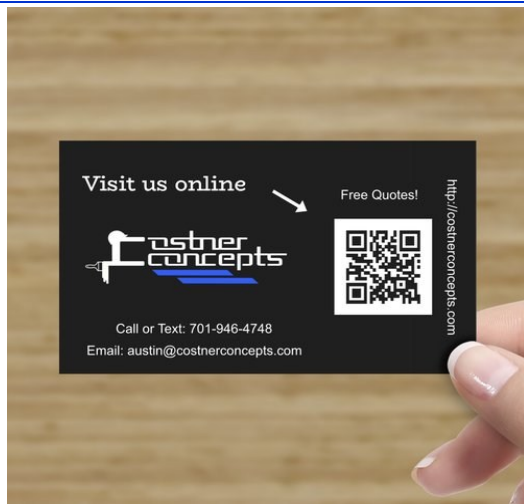
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