

# PERMITS PLUS

## MINNESOTA PULSE

*Written by Elizabeth Kosel, BIA Education & Public Affairs Specialist*



### **BIA files amicus brief for worker misclassification challenge**

Background: During the 2024 Minnesota Legislative Session, a statute (Minn. Stat. § 181.723) was passed as part of a 1,492-page omnibus bill. It passed without giving lawmakers or the public much time to review it. This new law, which significantly changes how independent contractors are classified, has serious consequences for the building industry.

The Builders Association of Minnesota (BAM), Associated Builders and Contractors of MN (ABC), and J&M Consulting are appealing a federal judge's decision regarding this law. They've taken the case to the U.S. Court of Appeals for the Eighth Circuit, hoping to reverse the law.

Your BIA-RRV board of directors decided to file an amicus brief, which means "friend of the court." This allows us to share how this law also impacts our members, many of whom do business in Minnesota.

The main concern highlighted in the Association's brief is if contractors are found to violate this new statute, they would not be able to bid on public

projects for three years, which could put some out of business.

This is a good-faith effort to advocate for BIA members and ensure that your ability to work and compete fairly isn't threatened by rushed legislation and overly harsh penalties.

### **Association signs on to letter regarding residential energy code**

Your Association also recently signed on to a letter related to Minnesota's residential energy code. Along with other building associations around the state, the letter called on the Department of Labor and Industry to bring the technical advisory group (TAG) meetings to an end and encouraged the adoption of the 2024 International Energy Conservation Code (IECC) as-is, with performance path options intact, making no changes to current efficiency standards and adopting certain amendments including those related to HVAC design temperatures and thermally isolated rooms. Given that Minnesota is now only allowed to adopt amendments that are more restrictive than the model code, adopting the IECC as-is the best option to keep affordability at the forefront.

### **BIA visits Minnesota capitol**

BIA representatives visited the Minnesota State Capitol in early April to visit with area legislators. ***See photos above.*** They met with Senators Mark Johnson, Rob Kupec and Jordan Rasmusson, and Representative Jim Joy. One of the main items discussed at most meetings was the Paid Family and Medical Leave program (PFML). Employees can start utilizing PFML benefits on Jan. 1, 2026. BIA-RRV advocated for changes to the program as it will particularly have implications for small businesses, which make up many of the Association's members.

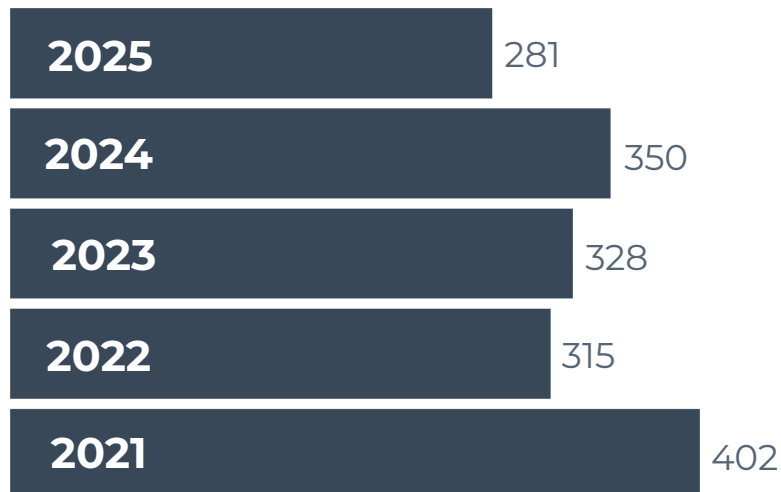
Minnesota's regular legislative session ended May 19. With various budgets still not agreed upon, working groups made up of House and Senate members have been meeting. A special session will occur; however, at the point of publication, a date had not been set.

### **IN THIS ISSUE**

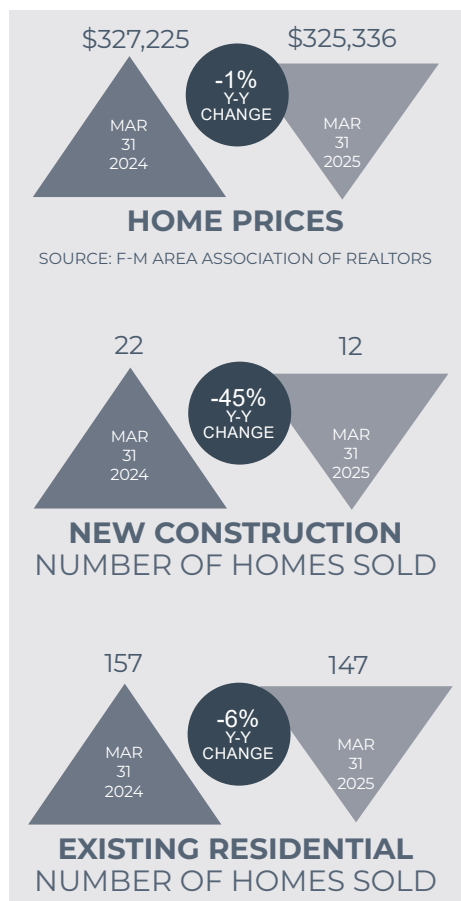
- + 2025 construction activity recap through February
- + North Dakota pulse: Legislative wrap-up
- + Advocacy rundown: Local + BIA in the news
- + Economic pulse

# ACTIVITY RECAP

## AT A GLANCE F-M & Surrounding Area Construction Activity

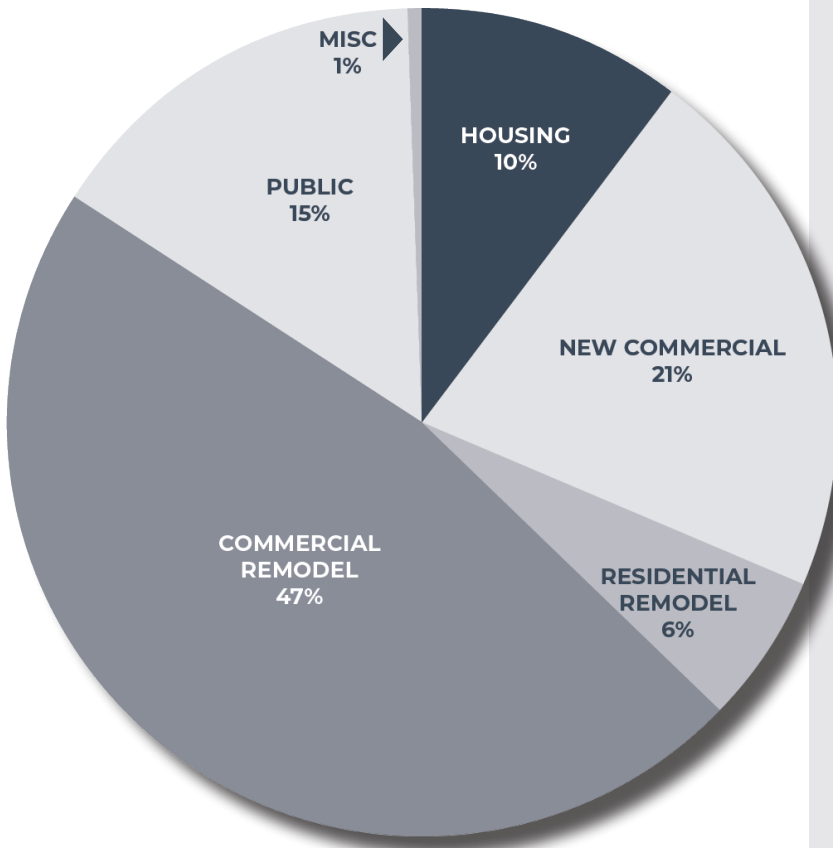


All Permits Authorized Year-To-Date  
February 2021 - 2025

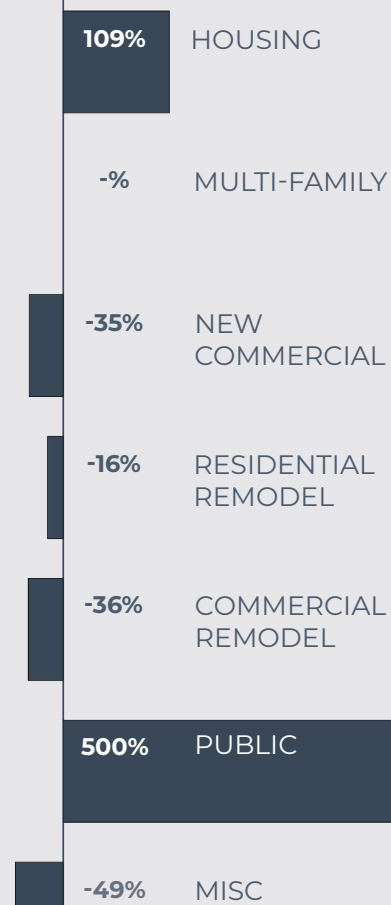


# F-M & Surrounding Area Construction Activity - February YTD

## 2025 PERMIT VALUE % ALL SECTORS



## % DIFFERENCE 2024-2025 / PERMITS



## HOUSING STARTS BY TYPE 2024-2025

**2025**



TWIN HOME 0

TOWN HOUSE AND DUPLEX 0

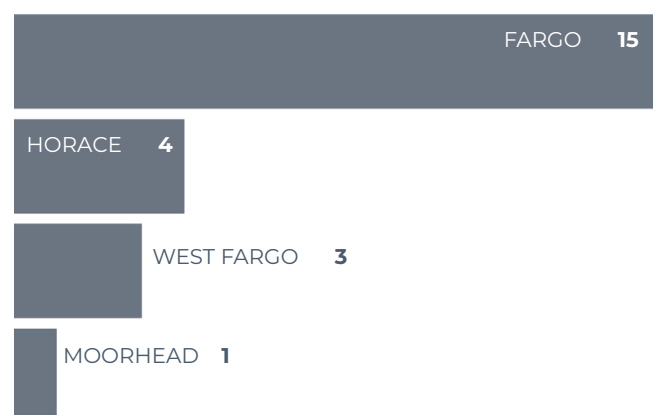
**2024**



TWIN HOME 0

TOWN HOUSE AND DUPLEX 0

## TOP CITIES: HOUSING PERMITS 2025



## DID YOU KNOW?

BIA-RRV has a 2024 year-end report for purchase by members only.

It includes detail on new home builders' permit activity as well as new housing and commercial permits by value/community. Cost is \$100. Email [info@buildrrv.org](mailto:info@buildrrv.org) for details.

# NORTH DAKOTA PULSE

*Written by Elizabeth Kosel, BIA Education & Public Affairs Specialist*

The North Dakota Legislative Session ended on May 3. The North Dakota Association of Builders' Government Affairs Committee met weekly to discuss bills related to the industry and to take positions where they felt necessary. That committee recently approved a "top 10" list of bills that received particular attention from NDAB. In no particular order, here is an abbreviated version:

## **Support:**

- + SB 2225 would have provided appropriation from the Strategic Investment and Improvements Fund to the North Dakota Department of Commerce for a Housing for Opportunity, Mobility, and Empowerment (HOME) grant program designed to support affordable housing infrastructure development. **FAILED**
- + SB 2019 will provide an appropriation for the North Dakota Department of Career and Technical Education for the 2025-2027 biennium. The demand for workforce development has never been so immense and it is vital for the building industry and the North Dakota economy as a whole. **PASSED**
- + HB 1500 will allow homeowners to apply to repair a nonconforming structure. With the current housing crisis, this bill is important as it ensures that we don't lose more homes across the state. **PASSED**
- + HB 1362 would have established a housing development loan fund administered by the Bank of North Dakota which would have provided low-interest loans to local banks for housing development programs. **FAILED**
- + SB 2239 would have provided financial grants to eligible individuals enrolled in registered apprenticeship programs within the state and HB 1036 would have created a new Division of Apprenticeship within the North Dakota Department of Labor and Human Rights to support and expand apprenticeship programs in the state. **FAILED**

## **Oppose:**

- + HB 1496 would have required temperature to be at a minimum of 68 degrees in rental properties. This would have required a huge time commitment by property owners and managers to supervise their rental properties. **FAILED**
- + HB 1429 (before being amended) would have changed the law to not allow drone footage of real estate properties unless permission had been obtained by neighboring property owners. Since it is often necessary to fly over adjacent properties to capture a full view, having to obtain permission from neighboring landowners would have been problematic. The bill was "hog-housed" which eliminated this language all together. **PASSED**
- + HB 1259 would have permanently kept North Dakota on standard time year-round, which would have caused chaos for our border cities and their daily operations. This would have also shortened the seasonal workday which the construction industry heavily relies on. **FAILED**
- + HB 1493 would have eliminated the Office of Legal Immigration in North Dakota from the state's legal code. Immigrants make up one in four workers in the construction industry and the Office of Legal Immigration is a valuable resource for the current workforce shortage. **FAILED**

## **Opposed then supported once amended:**

- + HB 1354 updates North Dakota's real estate appraisal regulations by modifying definitions, expanding exemptions, and clarifying standards for evaluations. The amendments provide clarity by referring to federal guidelines regarding evaluations which allow licensed real estate agents and others to continue to perform evaluations, valuations, and BPOs. **PASSED**

## **ECONOMIC IMPACT STUDY IS AVAILABLE**

BIA-RRV unveiled an economic impact study the National Association of Home Builders conducted of the building industry in the Fargo-Moorhead metro at our New Year Celebration in January.

Since then, it's received an update to account for our region's two-year property tax exemption for new construction.

If you are interested in seeing the report, please email [elizabeth@buildrrv.org](mailto:elizabeth@buildrrv.org).



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**DIG RESPONSIBLY**

Power outages caused by damage  
to underground cables increase  
every spring. These occurrences are  
extremely dangerous. Safety is the  
number one priority at CCEC, which is  
why we remind you to always  
call 8-1-1 before you dig.



Each month, Building Industry Association of the Red River Valley contracts with Brady Martz & Associates, P.C., to present the building permits into a uniform format. It includes a grand total on this page for all jurisdictions, types of construction, valuations and comparisons. On pages 2-5, jurisdictions are broken down into further detail as follows:

- **Primary:** Fargo, Moorhead, West Fargo – Noted in Yellow on Page 2
- **Bordering:** Dilworth, Horace – Noted in Blue on Page 3
- **Neighboring:** Barnesville, Casselton, Harwood, Hawley, Kindred, Mapleton, Oxbow – Noted in Green on Pages 4 and 5

#### All Jurisdictions

	2021			2022			2023			2024			2025			% Difference 24-25		5-Yr Avg		
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Value	
GRAND TOTAL	47		\$12,722,076	61		\$16,609,311	25		\$9,031,899	11		\$4,987,294	23		\$9,496,085	109%	90%	33	\$10,569,333	
Total Housing Starts	47		\$12,722,076	50		\$14,629,311	25		\$9,031,899	11		\$4,987,294	23		\$9,496,085	109%	90%	31	\$10,173,333	
Single Family	-			2		\$360,000	-			-			-			-		-	\$72,000	
Twin Home	-			9	9	\$1,620,000	-			-			-			-		2	\$324,000	
Row / Town House	-			-			-			-			-			-		-	-	
Duplex	-			-			-			-			-			-		-	-	
Multi-Family	1	152	\$22,000,000	-			-	3	311	\$31,614,492	-			-			-	1	93	\$10,722,898
New Commercial	10		\$105,523,841	6		\$25,209,390	22		\$34,454,933	17		\$20,715,341	11		\$19,308,750	-35%	-7%	13	\$41,042,451	
Residential Remodel	227		\$4,665,981	141		\$3,028,034	141		\$3,704,112	196		\$4,363,318	165		\$5,229,610	-16%	20%	174	\$4,198,211	
Commercial Remodel	72		\$9,909,045	77		\$21,580,385	89		\$31,910,620	90		\$29,772,456	58		\$42,700,724	-36%	43%	77	\$27,174,646	
Public	7		\$5,672,276	9		\$24,513,247	5		\$212,832	1		\$818,178	6		\$14,026,278	500%	1614%	6	\$9,048,562	
Miscellaneous	38		\$2,521,610	21		\$6,003,790	43		\$4,641,491	35		\$3,832,980	18		\$399,101	-49%	-90%	31	\$3,479,794	
Total	402		\$163,014,829	315		\$96,944,157	328		\$115,570,379	350		\$64,489,567	281		\$91,160,548	-20%	41%	335	\$106,235,896	

The BIA-RRV has additional year-end data available for purchase by members only.

They include detail on new home builders' permit activity, new housing and commercial permits by value and community. Cost is \$100.

Contact (701) 232-5846 or [info@buildrrv.org](mailto:info@buildrrv.org) for details.

The BIA-RRV (formerly Home Builders Association of F-M) nurtures thriving, innovative and diverse housing and building industries in our community. It is a non-profit trade association of just over 700 members that has been in existence since 1956.

No assurance is provided. Substantially all disclosures are omitted. Permit information reported here may have changed. For the most current permit information, please contact the individual cities.

Building Industry Association of the Red River Valley  
Summary of Building Permits Granted 2025 - Year-to-Date (February)  
Page 2

Primary Communities

	2021			2022			2023			2024			2025			% Difference 24-25		5-Yr Avg	
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Value
<b>FARGO, ND</b>																			
<b>Total Housing Starts</b>	<b>22</b>		<b>\$5,780,428</b>	<b>29</b>		<b>\$6,523,614</b>	<b>11</b>		<b>\$3,698,877</b>	<b>4</b>		<b>\$1,510,151</b>	<b>15</b>		<b>\$5,565,779</b>	<b>278%</b>	<b>269%</b>	<b>16</b>	<b>\$4,615,770</b>
Single Family	22		\$5,780,428	18		\$4,543,614	11		\$3,698,877	4		\$1,510,151	15		\$5,565,779	275%	269%	14	\$4,219,770
Twin Home	-	-	-	2		\$360,000	-	-	-	-	-	-	-	-	-	-	-	-	\$72,000
Row / Town House	-	-	-	9		\$1,620,000	-	-	-	-	-	-	-	-	-	-	-	2	\$324,000
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	1	152	\$22,000,000	-	-	-	3	311	\$31,614,492	-	-	-	-	-	-	-	-	1	\$10,722,898
New Commercial	7		\$103,418,841	5		\$24,303,000	15		\$24,789,433	8		\$15,917,191	5		\$16,442,336	-38%	3%	8	\$36,974,160
Residential Remodel	134		\$2,922,881	64		\$1,441,002	94		\$2,070,346	80		\$2,070,346	70		\$2,371,745	-13%	15%	88	\$2,260,186
Commercial Remodel	51		\$8,823,918	45		\$12,537,365	69		\$16,307,295	66		\$27,396,935	43		\$20,374,580	-35%	-26%	55	\$17,088,019
Public	7		\$5,672,276	8		\$24,353,247	4		\$71,180	1		\$818,178	5		\$11,226,278	400%	1272%	5	\$8,428,232
Miscellaneous	19		\$2,475,310	15		\$3,717,502	27		\$4,331,943	19		\$1,716,151	8		\$326,270	-58%	-81%	18	\$2,913,435
<b>Total</b>	<b>241</b>		<b>\$151,093,654</b>	<b>166</b>		<b>\$74,875,730</b>	<b>223</b>		<b>\$83,408,177</b>	<b>178</b>		<b>\$49,428,952</b>	<b>146</b>		<b>\$66,306,988</b>	<b>-18%</b>	<b>14%</b>	<b>191</b>	<b>\$83,022,700</b>
<b>MOORHEAD, MN</b>																			
<b>Total Housing Starts</b>	<b>2</b>		<b>\$373,000</b>	<b>-</b>		<b>\$958,192</b>	<b>2</b>		<b>\$958,192</b>	<b>2</b>		<b>\$736,000</b>	<b>1</b>		<b>\$750,000</b>	<b>-50%</b>	<b>2%</b>	<b>1</b>	<b>\$563,438</b>
Single Family	2		\$373,000	-		\$958,192	2		\$958,192	2		\$736,000	1		\$750,000	-50%	2%	1	\$563,438
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	2		\$1,400,000	-		-	4		\$2,515,500	5		\$2,753,000	2		\$188,000	-60%	-93%	3	\$1,371,300
Residential Remodel	37		\$419,423	43		\$704,304	25		\$336,812	66		\$1,167,710	42		\$566,958	-36%	-51%	43	\$639,041
Commercial Remodel	8		\$432,522	13		\$5,162,925	13		\$13,098,075	10		\$663,771	6		\$17,805,574	-40%	2582%	10	\$7,432,573
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	4		-	1		-	2		\$8,000	2		\$1,301,690	2		-	-	-100%	2	\$261,938
<b>Total</b>	<b>53</b>		<b>\$2,624,945</b>	<b>57</b>		<b>\$5,867,229</b>	<b>46</b>		<b>\$16,916,579</b>	<b>85</b>		<b>\$6,622,171</b>	<b>53</b>		<b>\$19,310,532</b>	<b>-38%</b>	<b>192%</b>	<b>59</b>	<b>\$10,268,291</b>
<b>WEST FARGO, ND</b>																			
<b>Total Housing Starts</b>	<b>7</b>		<b>\$1,843,900</b>	<b>5</b>		<b>\$2,540,000</b>	<b>4</b>		<b>\$1,479,291</b>	<b>2</b>		<b>\$707,150</b>	<b>3</b>		<b>\$1,663,144</b>	<b>50%</b>	<b>135%</b>	<b>4</b>	<b>\$1,646,697</b>
Single Family	7		\$1,843,900	5		\$2,540,000	4		\$1,479,291	2		\$707,150	3		\$1,663,144	50%	135%	4	\$1,646,697
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	1		\$705,000	1		\$906,390	1		\$1,450,000	2		\$1,535,150	-		-	-100%	-	1	\$919,308
Residential Remodel	45		\$1,063,159	22		\$642,421	12		\$358,669	23		\$701,882	28		\$723,088	22%	3%	26	\$697,844
Commercial Remodel	8		\$372,150	16		\$2,954,095	3		\$810,000	10		\$1,546,750	4		\$4,423,000	-60%	186%	8	\$2,021,199
Public	-	-	-	1		\$160,000	1		\$141,652	-		-	1		\$2,800,000	-	-	1	\$620,330
Miscellaneous	2		\$20,000	2		\$164,000	4		\$93,500	9		\$751,574	1		\$5,000	-88%	-99%	4	\$208,815
<b>Total</b>	<b>63</b>		<b>\$4,004,209</b>	<b>47</b>		<b>\$7,366,906</b>	<b>25</b>		<b>\$4,333,112</b>	<b>46</b>		<b>\$5,242,506</b>	<b>37</b>		<b>\$9,614,232</b>	<b>-20%</b>	<b>83%</b>	<b>44</b>	<b>\$6,112,193</b>
<b>TOTAL - Primary</b>																			
<b>Total Housing Starts</b>	<b>31</b>		<b>\$7,997,328</b>	<b>34</b>		<b>\$9,063,614</b>	<b>17</b>		<b>\$6,136,360</b>	<b>8</b>		<b>\$2,953,301</b>	<b>19</b>		<b>\$7,978,923</b>	<b>138%</b>	<b>170%</b>	<b>22</b>	<b>\$6,825,905</b>
Single Family	31		\$7,997,328	23		\$7,083,614	17		\$6,136,360	8		\$2,953,301	19		\$7,978,923	138%	170%	20	\$6,429,905
Twin Home	-	-	-	2		\$360,000	-	-	-	-	-	-	-	-	-	-	-	-	\$72,000
Row / Town House	-	-	-	9		\$1,620,000	-	-	-	-	-	-	-	-	-	-	-	2	\$324,000
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	1	152	\$22,000,000	-	-	-	3	311	\$31,614,492	-	-	-	-	-	-	-	-	1	\$10,722,898
New Commercial	10		\$105,523,841	6		\$25,209,390	20		\$28,754,933	15		\$20,205,341	7		\$16,630,336	-53%	-18%	12	\$39,264,768
Residential Remodel	216		\$4,405,463	129		\$2,787,727	131		\$3,290,438	169		\$3,939,938	140		\$3,661,791	-17%	-7%	157	\$3,617,071
Commercial Remodel	67		\$9,628,590	74		\$20,654,385	85		\$30,215,370	86		\$29,607,456	53		\$42,603,154	-38%	44%	73	\$26,541,791
Public	7		\$5,672,276	9		\$24,513,247	5		\$212,832	1		\$818,178	6		\$14,026,278	500%	1614%	6	\$9,048,562
Miscellaneous	25		\$2,495,310	18		\$5,681,502	33		\$4,433,433	30		\$3,769,415	11		\$331,270	-63%	-91%	23	\$3,382,188
<b>Total</b>	<b>357</b>		<b>\$157,722,808</b>	<b>270</b>		<b>\$88,109,865</b>	<b>294</b>		<b>\$104,657,868</b>	<b>309</b>		<b>\$61,293,629</b>	<b>236</b>		<b>\$85,231,752</b>	<b>-24%</b>	<b>39%</b>	<b>294</b>	<b>\$99,403,184</b>

No assurance is provided. Substantially all disclosures are omitted. Permit information reported here may have changed.  
For the most current permit information, please contact the individual cities.



Building Industry Association of the Red River Valley  
Summary of Building Permits Granted 2025 - Year-to-Date (February)  
Page 3

**Bordering Communities**

	2021			2022			2023			2024			2025			% Difference 24-25		5-Yr Avg	
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Value
<b>DILWORTH, MN</b>																			
<b>Total Housing Starts</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	2	-	\$5,700,000	-	-	-	-	-	-	-	-	-	\$1,140,000
Residential Remodel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Remodel	-	-	-	-	-	-	3	-	\$1,435,250	-	-	-	-	-	-	-	-	1	\$287,050
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	1	-	\$12,965	1	-	\$5,000	-	-61%	-	\$3,593
<b>Total</b>	-	-	-	-	-	-	5	-	\$7,135,250	1	-	\$12,965	1	-	\$5,000	-	-61%	1	\$1,430,643
<b>HORACE, ND</b>																			
<b>Total Housing Starts</b>	11	-	\$3,256,768	27	-	\$7,545,697	8	-	\$2,895,539	3	-	\$2,033,993	4	-	\$1,517,162	33%	-25%	11	\$3,449,832
Single Family	11	-	\$3,256,768	27	-	\$7,545,697	8	-	\$2,895,539	3	-	\$2,033,993	4	-	\$1,517,162	33%	-25%	11	\$3,449,832
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	2	-	\$1,934,000	-	-	-	\$386,800
Residential Remodel	2	-	\$20,000	7	-	\$124,064	7	-	\$228,674	14	-	\$141,775	14	-	\$1,074,000	-	658%	9	\$317,703
Commercial Remodel	1	-	\$58,000	1	-	\$91,000	-	-	-	3	-	\$45,000	1	-	\$4,070	-67%	-91%	1	\$39,614
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	6	-	\$50,000	1	-	\$50,000	1	-	\$40,000	-	-	-	2	-	\$20,001	-	-	2	\$22,000
<b>Total</b>	20	-	\$3,334,768	36	-	\$7,810,761	16	-	\$3,164,213	20	-	\$2,220,768	23	-	\$4,549,233	15%	105%	23	\$4,215,949
<b>TOTAL - Bordering</b>																			
<b>Total Housing Starts</b>	11	-	\$3,256,768	27	-	\$7,545,697	8	-	\$2,895,539	3	-	\$2,033,993	4	-	\$1,517,162	33%	-25%	11	\$3,449,832
Single Family	11	-	\$3,256,768	27	-	\$7,545,697	8	-	\$2,895,539	3	-	\$2,033,993	4	-	\$1,517,162	33%	-25%	11	\$3,449,832
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	2	-	\$5,700,000	-	-	-	2	-	\$1,934,000	-	-	1	\$1,526,800
Residential Remodel	2	-	\$20,000	7	-	\$124,064	7	-	\$228,674	14	-	\$141,775	14	-	\$1,074,000	-	658%	9	\$317,703
Commercial Remodel	1	-	\$58,000	1	-	\$91,000	3	-	\$1,435,250	3	-	\$45,000	1	-	\$4,070	-67%	-91%	2	\$326,664
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	6	-	\$50,000	1	-	\$50,000	1	-	\$40,000	1	-	\$12,965	3	-	\$25,001	200%	93%	2	\$25,593
<b>Total</b>	20	-	\$3,334,768	36	-	\$7,810,761	21	-	\$10,299,463	21	-	\$2,233,733	24	-	\$4,554,233	14%	104%	25	\$5,646,592

No assurance is provided. Substantially all disclosures are omitted. Permit information reported here may have changed.  
For the most current permit information, please contact the individual cities.



Building Industry Association of the Red River Valley  
Summary of Building Permits Granted 2025 - Year-to-Date (February)  
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**Neighboring Communities**

	2021			2022			2023			2024			2025			% Difference 24-25		5-Yr Avg	
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Value
<b>BARNESVILLE, MN</b>																			
<b>Total Housing Starts</b>	1		\$266,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$53,300
Single Family	1		\$266,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$53,300
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Remodel	3		\$31,750	-	-	-	-	-	\$225,605	9		\$125,819	6		\$85,000	-33%	-44%	4	\$76,635
Commercial Remodel	-	-	-	-	-	-	-	-	-	-	-	-	3		-	-	-	1	\$17,000
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	7		\$26,300	-	4	\$71,378	4		\$17,100	2		\$42,830	4		150%	100%	3		\$31,522
<b>Total</b>	11		\$324,550	-	4	\$71,378	4		\$242,705	11		\$253,649	13		18%	5%	8		\$178,456
<b>CASSELTON, ND</b>																			
<b>Total Housing Starts</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	\$360,000	1		\$360,000	-	-	-100%	-100%	-	-	\$72,000
Residential Remodel	3		\$107,000	2		\$78,000	1		\$20,000	2		\$31,000	2		550%	-	2		\$87,500
Commercial Remodel	3		\$217,455	2		\$835,000	-	-	\$120,000	1		\$8,500	1		-93%	-	1		\$236,191
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	2		\$72,288	3		\$63,670	2		\$33,500	-	-	-100%	-100%	1		\$33,892
<b>Total</b>	6		\$324,455	6		\$985,288	4		\$83,670	6		\$544,500	3		-61%	-50%	4		\$429,583
<b>HARWOOD, ND</b>																			
<b>Total Housing Starts</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Remodel	1		\$6,768	-	-	-	-	-	-	-	-	\$108,000	2		-	-	1		\$22,954
Commercial Remodel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	1		\$6,768	-	-	-	-	-	\$83,670	2		\$108,000	2		-	-	1		\$22,954
<b>HAWLEY, MN</b>																			
<b>Total Housing Starts</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Remodel	-	-	-	-	-	-	1		\$140,000	-	-	-	-	-	-	-	-	-	\$28,000
Commercial Remodel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	-	-	-	-	-	-	1		\$140,000	-	-	-	-	-	-	-	-	-	\$28,000

Building Industry Association of the Red River Valley  
Summary of Building Permits Granted 2025 - Year-to-Date (February)  
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**Neighboring Communities**

	2021			2022			2023			2024			2025			% Difference 24-25		5-Yr Avg	
	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Units	Value	Permits	Value	Units	Value
<b>KINDRED, ND</b>																			
<b>Total Housing Starts</b>	1		\$236,040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$47,208
Single Family	1		\$236,040	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$47,208
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	\$150,000	1	-	-	-	-	-100%	-	-	-	\$30,000
Residential Remodel	-	-	-	2	-	\$34,000	-	-	-	-	-	-	-	-	-	-	-	-	\$6,800
Commercial Remodel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	1	-	\$15,000	-	-	-	-	-	-	-	-	-	\$3,000
<b>Total</b>	1		\$236,040	2		\$34,000	1		\$15,000	1		\$150,000	-	-	-100%	-			\$87,008
<b>MAPLETON, ND</b>																			
<b>Total Housing Starts</b>	3		\$965,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$193,088
Single Family	3		\$965,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$193,088
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	2	-	-	-	-	-	\$148,883
Residential Remodel	1		\$30,000	-	-	-	1	-	\$25,000	1	-	\$15,000	-	-	-100%	-	-	1	\$14,000
Commercial Remodel	1		\$5,000	-	-	-	1	-	\$260,000	-	-	-	-	-	-	-	-	-	\$53,000
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	5		\$1,000,440	-	-	-	2		\$285,000	1		\$15,000	2		\$744,414	100%		2	\$408,971
<b>OSBOW, ND</b>																			
<b>Total Housing Starts</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Single Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Remodel	1		\$65,000	1		\$4,243	-	-	\$10,000	1		\$58,500	1		\$58,500	-		1	\$27,549
Commercial Remodel	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	1	-	\$18,000	-	-	-	-	-	-	-	-	-	\$3,600
<b>Total</b>	1		\$65,000	1		\$4,243	1		\$18,000	1		\$10,000	1		\$58,500	-		1	\$31,149
<b>TOTAL - Neighboring</b>																			
<b>Total Housing Starts</b>	5		\$1,467,980	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$293,596
Single Family	5		\$1,467,980	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$293,596
Twin Home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Row / Town House	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Commercial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Remodel	9		\$240,518	5		\$116,243	3		\$185,000	13		\$281,605	11		\$493,819	-15%		8	\$250,883
Commercial Remodel	4		\$222,455	2		\$835,000	1		\$260,000	1		\$120,000	4		\$93,500	300%		2	\$306,437
Public	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	7		\$26,300	2		\$72,288	9		\$168,048	4		\$50,600	4		\$42,830	-15%		5	\$72,013
<b>Total</b>	25		\$1,957,253	9		\$1,023,531	13		\$613,048	20		\$962,205	21		\$1,374,563	5%		17	\$1,186,120

No assurance is provided. Substantially all disclosures are omitted. Permit information reported here may have changed.  
For the most current permit information, please contact the individual cities.



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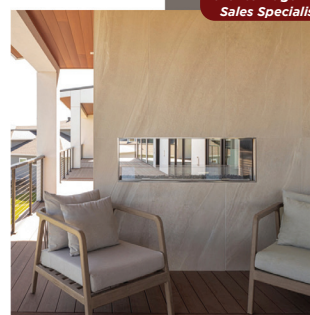
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# ADVOCACY RUNDOWN

## FARGO

BIA-RRV is working with the city of Fargo regarding the floodproof basement exception. Fargo and surrounding communities are going through a remapping process with the Federal Emergency Management Agency (FEMA). They need to reapply for the exception with updated illustrations to account for new building codes.

## WEST FARGO

Association members and staff enjoyed hosting West Fargo Commissioners Rory Jorgensen and Brad Olson for Building Industry Connect in March. They shared what's going on in West Fargo, including the start of a new growth plan. The following month West Fargo held first meetings for the plan, which aims for growth in the northwest and southwest parts of town.

## MULTI JURISDICTIONAL

### Building Officials Roundtable recording available

BIA hosted its annual Building Officials Roundtable April 30. It featured officials from Fargo, Horace and Moorhead. They covered compliance reminders and upcoming building code changes. A recording is available for \$20. If interested, email [elizabeth@buildrrv.org](mailto:elizabeth@buildrrv.org).

### Stormwater and debris reminders

As the rainy season approached, BIA gathered information from local jurisdictions on stormwater compliance. Information from Dilworth, Moorhead, Fargo, Horace and West Fargo can be found at [buildrrv.org/blog/Stormwater2025](http://buildrrv.org/blog/Stormwater2025). Best Management Practices should be in place before construction starts. Additionally, please keep your construction sites clean and maintain a positive image. Blowing trash is a bad look for our industry.



West Fargo Commissioners Brad Olson (far left) and Rory Jorgensen (second from left) meet with BIA members and staff.



Your association welcomed officials from Fargo, Horace and Moorhead for the annual Building Officials Roundtable. A recording is available for \$20.



Members packed the house for the Building Officials Roundtable April 30.

CONTINUED ON PAGE 15



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# ECONOMIC PULSE

## U.S. REGULAR GASOLINE PRICES (DOLLARS PER GALLON)

Source: Energy Information Administration

	May 12	May 5	April 28	April 21	April 14
U.S.	3.12	3.14	3.13	3.14	3.16
Midwest	2.97	3.02	2.99	3.01	3.00

## SEASONALLY ADJUSTED UNEMPLOYMENT RATES

March 2024	Feb. 2025	March 2025
Minnesota Source: bls.gov		
2.9%	3.0%	3.1%*
North Dakota Source: bls.gov		
2.3%	2.6%	2.6%*
United States Source: bls.gov		
3.9%	4.1%	4.2%
Fargo-Moorhead Source: bls.gov		
2.7%	3.1%	3.0%*

## SINGLE AND MULTI-FAMILY BUILDING PERMITS

March 2024	March 2025	% change
Minnesota Source: NAHB		
4,767	3,584	-25%
North Dakota Source: NAHB		
200	269	35%
United States Source: NAHB		
359,006	345,565	-4%
Fargo-Moorhead Source: NAHB		
86	133	55%

## MORTGAGE RATES

Source: Optimal Blue May. 13, 2025

15-Year Conforming	5.989%
30-Year Conforming	6.812%
30-Year Jumbo	7.081%
30-Year FHA	6.491%

## NATIONAL HOUSING MARKET INDEX

Source: National Association of Home Builders

HMI is based on a monthly survey of NAHB members designed to take the pulse of the single-family housing market. Respondents rate market conditions for the sale of new homes at the present time and in the next six months as well as the traffic of prospective buyers of new homes.

Range is 0-100. \*Preliminary

	April 2024	March 2025	April 2025
National			
Housing Market Index	51	39	40*
SF Sales: Present	57	43	45*
SF Sales: Next 6 Mo	60	47	43*
Prospective Buyer Traffic	34	24	25*
Regional HMI - 3-Month Moving Averages			
Northeast	63	54	47*
Midwest	46	42	41*
South	51	42	39*
West	47	37	35*

## LOCAL REAL ESTATE

Source: F-M Area Association of Realtors

Dilworth, Fargo, Moorhead, West Fargo | Single-Family, Condo, Townhouse, Twin Home, Duplex

March 2024	March 2025	% change
Average Sale Prices		
\$327,225	\$325,336	-1%
Closed MLS Volume		
\$58,573,236	\$51,728,363	-12%
Number of Homes Sold - New Construction		
22	12	-45%
Number of Homes Sold - Existing Residential Units		
157	147	-6%

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## BIA IN THE NEWS

BIA-RRV leaders saw action in the news many times in April as news outlets sought information from local sources on how tariffs impact the building industry. The main concern at the time stemmed from uncertainty as the industry didn't know what the Trump administration's tariffs were going to be, if certain materials would be exempted and if they were exempted, how long it would be until they weren't.

Currently, there are many building materials that are exempted, however that may or may not change. What we did know and still know is that tariffs have negative consequences for the industry. Because they are essentially a tax on imported goods, that means increased construction costs, which leads to difficulties for the industry and the consumer since many building materials come from China, Mexico and Canada.

An example of tariff's impacts is lumber, current countervailing and anti-dumping duties on Canadian lumber are at 14.5%, but the Commerce Department conducts annual reviews on these rates and has released a preliminary determination to bring that levy to 34.5%. The National Association of Home Builders (NAHB) anticipates a final review in August or September, with the higher rates taking effect then.

The Association also represented the industry in an interview regarding construction safety and mental health. One of the most important steps is reducing the stigma, and that starts by talking about it.

*Written by Elizabeth Kosel, BIA Education & Public Affairs Specialist*



ABOVE LEFT: BIA Immediate Past President Bill Rothman, Kilbourne Group, talks with Paul Jurgens of KFGO about tariffs.

ABOVE RIGHT: BIA President Adam Olson, Allstar Construction, speaks with KVLV TV 11 about construction safety and mental health.

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Click "calendar."

### FOR YOUR CALENDAR

- + **June 2-6 & 9-13** Herdina Construction Trades Camp
- + **June 12** Kavira Health Educational Webinar
- + **June 26** Golf Outing #1
- + **July 9** Muddy Boots Picnic in partnership with Cass County Electric Cooperative
- + **July 15** Quarterly Investment Review
- + **July 17** Golf Outing #2
- + **July 31** BIA Happy Hour at Dynamic Homes in Detroit Lakes
- + **Aug 14** Golf Outing #3
- + **Sept 15** High Noon Shootout  
(trap-shooting event in Horace)
- + **Sept 20-22 & 27-29** Parade of Homes Fall Edition

Register for BIA-RRV events on the calendar at [buildrrv.org](http://buildrrv.org).



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