

EXHIBIT 8
DATE 3.8.05
SB 195



REALTOR®

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House Local Government Committee
Senate Bill 195

Mr. Chairman
Members of the Committee

My name is Chris Ahner ...I represent 800 members of the Northwest Montana Association of Realtors which includes, Flathead Co., Sanders County, Lincoln County, and part of Lake County.

Senate Bill 195 primarily affects NW Montana because we didn't plan or set out our 20 year planning areas. If Senate Bill 195 passes as it is, Kalispell, Columbia Falls, Whitefish, Lakeside and Bigfork are stuck with what they have set aside for a 20 year plan. Kalispell currently has only two years of growth area. After current SB 195, anything with less than one residential dwelling per 160 acres will not be developed. That would have effectively removed over 20% of what we have recently developed in the Flathead during the last two years. Can you imagine not having had those dollars generated in our economy for the last two years....Ouch!

We are asking the committee to oppose SB 195

Thank you,

Chris Ahner
Government Affairs and Communications Director
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