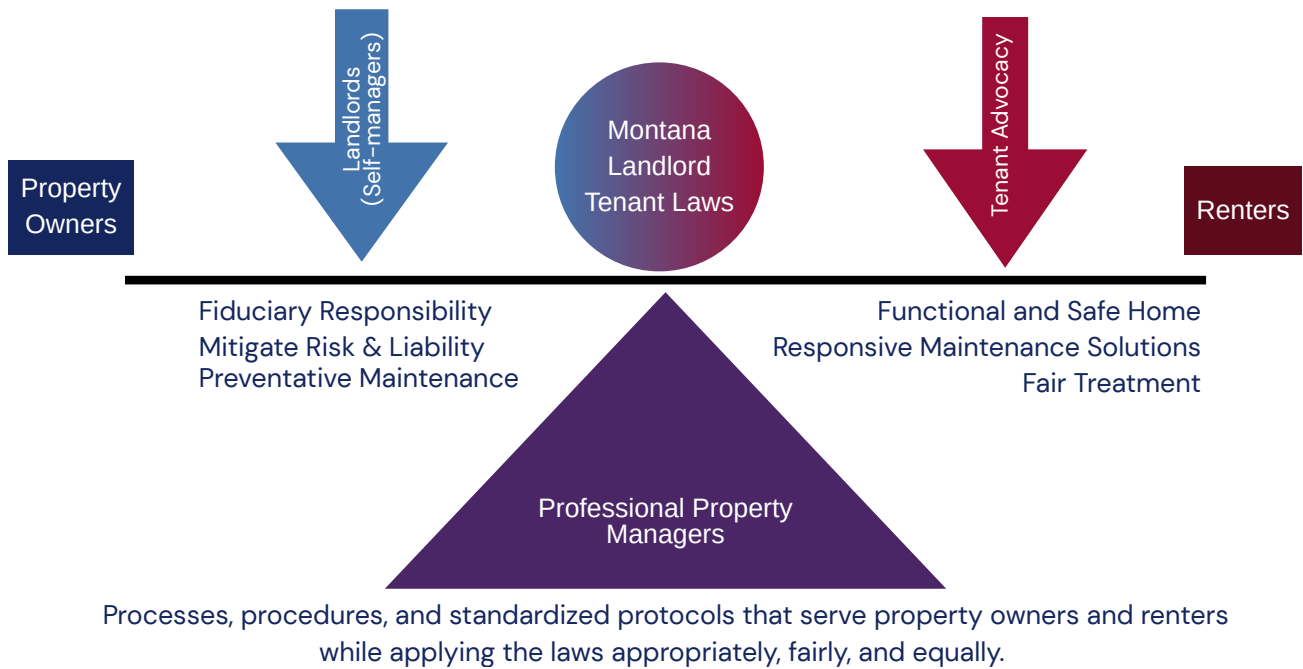




WHO ARE PROFESSIONAL PROPERTY MANAGERS?

Professional property managers operate at the intersection of housing supply, housing law, and consumer protection. We serve property owners with a fiduciary duty to manage their investments responsibly while ensuring that rental housing operates lawfully and that tenants are treated fairly under Montana housing law.



WHO ARE NARPM MEMBERS?

Members of the National Association of Residential Property Managers (NARPM®) are licensed property management professionals who specialize in residential property management. NARPM members commit to higher professional standards through ongoing education, industry certifications, and a strict code of ethics designed to promote responsible housing management and protect both property owners and tenants.

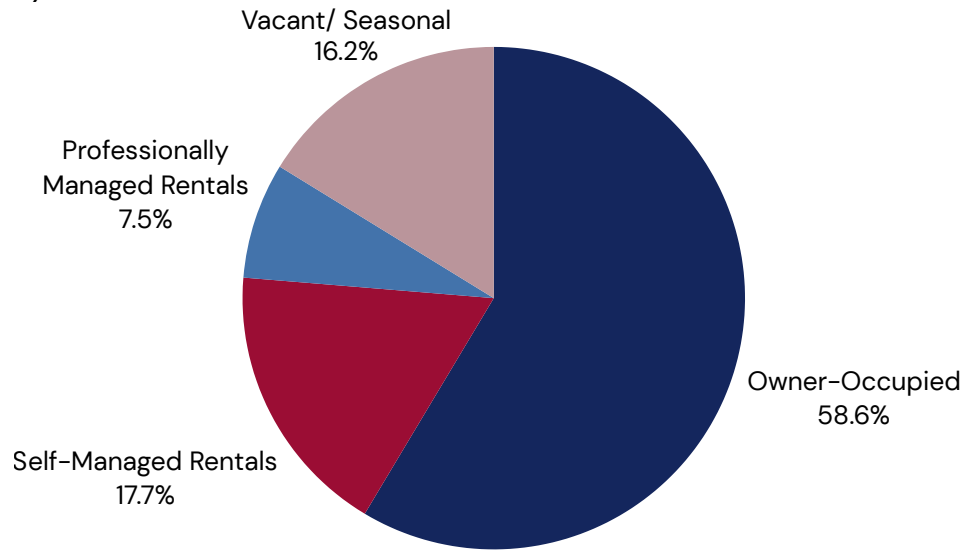
WHO ARE RENTERS IN MONTANA?

According to the U.S. Census Bureau’s American Community Survey, Montana has approximately 539,000 housing units, of which about 138,000 are renter-occupied households—representing roughly 31% of occupied housing in the state. The Census Bureau also estimates an average household size of 2.4 persons. Based on these figures, an estimated 330,000 Montanans live in renter households and are directly affected by rental housing policies and regulations.

Source: U.S. Census Bureau, American Community Survey.

WHAT IS THE HOUSING LANDSCAPE IN MONTANA?

There is no federal dataset to determine exact breakdown of rental housing management between licensed property management professionals and owner-managed units, so researchers rely on industry surveys to make rental market assessments. The following data has been comprised from several sources to include: U.S. Census Bureau, the National Apartment Association (NAA), Berkeley Turner Center for Housing Innovation, and IBISWorld. From these research organizations, we can confidentially conclude that most single family rental homes and small multifamily rental properties are owner-managed and professional property management firms manage a minority share of all rental housing units nationally.



WHO IS CURRENTLY REGULATED IN PROPERTY MANAGEMENT IN MONTANA?

Requirements	Licensed Property Managers Managing 7.5% of Rental Units Housing ~25,000 Montanans	Self-Managing Landlords Managing 17.7% of Rental Units Housing ~58,000 Montanans
Licensed Required	✓	✗
Education Required	✓	✗
Continuing Education Required	✓	✗
Trust Accounting Oversight	✓	✗
Professional Regulatory Board	✓	✗
Professional Discipline System	✓	✗
Landlord-Tenant Law Compliance	✓	✓