

## **ARTICLE XIV. RENTAL RESIDENTIAL DWELLING UNITS**

### **DIVISION 1. GENERALLY**

#### **Sec. 26-614. Purpose ~~Definitions.~~**

It is the purpose of this Chapter to protect the public health, safety and welfare of citizens of the City by adopting a rental dwelling licensing, inspection and maintenance program that corrects substandard conditions, maintains a standard for existing and newly constructed rental dwellings, and ensures neighborhood stability in the City. The operation of rental properties is a business enterprise that includes certain responsibilities. Rental dwelling owners and managers are responsible to take such reasonable steps as are necessary to ensure that the citizens who occupy such rental units, as well as neighboring properties, may pursue the quiet enjoyment of the normal activities of life in surroundings that are safe, secure, and sanitary, free from noise, nuisances and annoyances, and free from unreasonable fears about safety of persons and property.

#### **Sec. 26-615. Definitions.**

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

"Apartment" means a community, complex or building having a common owner and containing at least one rental dwelling unit.

"City" means the City of Ramsey.

"City Approved Inspector's Report" or "Inspection Report" means a rental dwelling inspection report prepared and signed by the City's rental housing inspector or inspector contracted by the City to conduct an inspection and provide a report to the City.

"City Administrator" means the City Administrator of the City of Ramsey, or designee.

"Dwelling" means a building or one or more portions of a building occupied or intended to be occupied for residential purposes of a continued nature.

"Let for Occupancy" or to "Let" or to "Rent" means to permit possession or occupancy of a dwelling or rental dwelling unit by a person who is not the legal owner of record thereof, pursuant to the terms of a written or unwritten lease.

"Manager" means any person who has charge, care or control of a dwelling that is required to be licensed under this Chapter.

"Operate" means to charge a rental charge, fee or other form of monetary or non-monetary compensation for the use of a rental dwelling unit.

"Occupant" means any person occupying, living, or sleeping or having possession of a space within any dwelling.

"Owner" or "Licensee" means any person having a legal or equitable interest in a dwelling that is required to be licensed under this Chapter as recorded in the official State, County or City records as holding title to the property or otherwise having control of the property.

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"Person" may be an individual, corporation, firm, association, company, partnership, organization or any other group acting as a unit.

"Rental Dwelling" means any dwelling used for residential occupancy by one or more Persons who are not the owner or a member of the owner's immediate family.

"Rental Dwelling License" means a certificate issued by the City Administrator or designee after the rental dwelling or rental dwelling unit has passed a rental dwelling inspection.

"Rental Dwelling Unit" means any room or rooms, or space, in any rental dwelling designed or used for residential occupancy by one or more persons who are not the owner or the owner's qualifying relative. Qualifying relative is defined as: parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew or niece. This relationship may be either by blood or by marriage.

"Short term rental (STR)" means a dwelling unit, offered to the public in exchange for money, goods or services, on a nightly or weekly basis for not more than 30 consecutive days.

"Tenant" means any person occupying a dwelling unit or having possession of a space within a dwelling unit who pays, in any manner, for the right to occupy such space or who has a leasehold right to occupy the dwelling unit.

(Ord. No. 21-17, § 2, 8-24-2021)

**Secs. 26-61516—26-644. Reserved.**

## *DIVISION 2. LICENSE*

### **Sec. 26-645. License required.**

No person shall operate a rental dwelling building or unit without first having obtained a license to do so from the City.

- ~~(1a)~~ A rental license is required for all rentals, including short term rentals (STRs).
- ~~(2b)~~ Tents, campers, trailers, yurts, and similar may not be rented out or used as residences. Only those places of residence with active certificates of occupancy (CO) for habitation may be rented. Property owners may not let or rent land for camping unless locating in a properly zoned and designated campground in accordance with City Code.

(c) Exceptions.

- (1) These rental licensing requirements do not apply to residential property that has been sold on a contract for deed so long as the purchaser (vendee) occupies the property and the sale document used to memorialize the sale is a Minnesota uniform conveyancing blank and is recorded with the Anoka County Recorder's office and a copy is provided to the City upon request.
- (2) These rental licensing requirements do not apply to residential property that is occupied by the owner or the owner's qualifying relative and two or fewer tenants where the owner and the tenants share all living space within the dwelling.
- (3) Rental licensing fees and conversion fees do not apply to a dwelling owned by a member of the United States armed services who is on active duty and the property is rented to another person

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during the time of active duty. The owner must provide the City with a copy of the owner's military orders and must occupy the property when not on active duty as the owner's primary residence.

(d) As a condition of the license, the licensee must, as a continuing obligation, conduct criminal background checks and credit history checks on all prospective tenants and maintain a current roster of tenants and other persons who have a lawful right to occupy the rental dwelling or rental dwelling units. The licensee must designate the name of the person or persons who will have possession of the roster and must promptly notify the City Administrator of any change in the identity, address or telephone numbers of the designee. The roster must be available for inspection by City officials upon request. If a person under investigation by the City claims a lawful right to occupy a rental dwelling unit or be present on the rental property, the City Administrator or designee may request to inspect the lease for the unit in which the person claims to reside. Upon such request, the Licensee shall provide the lease for inspection.

(e) Written Tenant Application and Lease Agreement Required. The licensee must screen all potential tenants using a written tenant application. The licensee must use a written lease agreement for all tenants. The licensee must have all tenants execute a Minnesota Crime Free Housing Lease Addendum. The written tenant application must include sufficient information so that the licensee can conduct appropriate criminal background and credit checks on prospective tenants. The written tenant application and written lease agreement and the Minnesota Crime Free Housing Lease Addendum for each tenant must be part of the licensee's files. Upon request the licensee must show proof, satisfactory to the City, that the licensee is maintaining the documents required by this section. Failure to use, maintain, or provide these documents to the City upon request is a violation of this Chapter.

(Code 1978, § 7.15, subd. 1; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021)

## **Sec. 26-646. Application.**

(a) Application for an initial or renewal license shall be made by the owner of rental units or by the owner's legally constituted agent to the City on forms provided by the City. Applications shall include, at a minimum:

- (1) Name, address, telephone number, email address, and date of birth of the dwelling owner, principal partners if a partnership, or corporate officers if a corporation.
- (2) Name, address, telephone number, email address, and date of birth of the designated local agent, if any.
- (3) Local address of the dwelling.
- (4) Number of buildings.
- (5) Number of dwelling units within each building.
- (6) Description of procedure through which tenant inquiries and complaints are to be processed.
- (7) Whether the rental license is for a multifamily building, single-family dwelling, or short-term rental.

(8) Photocopy of State issued Driver's License or Identification Card to verify Owner or agent resides within 75 miles of City.

(b) Every person holding a license shall give notice in writing to the City, within ten business days after any change to any of the required information.

(c) Application for license renewal shall be filed at least 30 days prior to the license expiration date. An initial or renewal license shall not be issued until the City has determined that the premises are in conformance with all state and local laws and ordinances, except as otherwise required by this article.

(d) A criminal background investigation will be conducted on the Owner listed on the application. If the dwelling is owned by more than one individual the City may request additional information from the license applicant regarding all owners. If the dwelling is owned by a business entity the City may request additional information regarding all officers, managers, or directors, and may conduct additional background investigations as it deems necessary. The applicant shall pay a background investigation fee for each background investigation conducted. The applicant shall obtain any necessary signature on a release provided by the City authorizing the City to conduct the investigation.

(e) Criminal background investigations are not required for renewal applications and no background investigation fee shall be required; however, the Police Department or other City Staff may conduct a background investigation at its sole discretion.

(Code 1978, § 7.15, subd. 4; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021)

## Sec. 26-647. Fees.

(a) License fees shall be established by ordinance. All required fees shall accompany an initial or renewal application. A delinquency penalty of five percent of the license fee shall be charged for each day of operation without a valid license up to 90 days. Thereafter, the City may take appropriate action to prevent the continued use of the affected dwelling unit in accordance with state and local laws and ordinances.

(b) A licensee shall not be entitled to a refund of any license fee upon revocation or suspension.

(c) A reinspection fee, established from time to time, by the City Council shall be charged for each reinspection required to follow-up for any inspection. Reinspection fees shall be payable at time of reinspection and no renewal license shall be issued unless all inspection fees are paid.

(d) A Conversion Fee for Conversion to Rental. A residential dwelling or dwelling unit that is converted to a rental property shall pay a conversion fee approved in the fee schedule established by the City Council. The conversion fee includes the rental license application fee the first year. Fees charged for required educational training are not included in the conversion fee.

1. Exemptions. All properties that have been converted to a rental dwelling prior to the adoption of this code, are exempted from paying a conversation to maintain the property as a rental. Once a dwelling unit is converted back to a non-rental, the exemption is voided.

(e) Reinstatement Fee. A residential dwelling or dwelling unit in which the license has been suspended or revoked must pay a reinstatement fee according to the City fee schedule to reinstate the license.

Table 1. Fee discounts associated with level of participation in the Crime Free Housing Program.

<u>Annual License Fee Discount for Crime Free</u>	<u>Phase 3 Participant</u>	<u>Phase 2 Participant</u>	<u>Phase 1 Participant</u>
<u>Multi-Family</u>	<u>25%</u>	<u>10%</u>	<u>0</u>
<u>Single Family</u>	<u>25%</u>	<u>10%</u>	<u>0</u>
<u>Short Term Rental (STR)</u>	<u>25%</u>	<u>10%</u>	<u>0</u>

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<a href="#">State/County/Federally Licensed Facilities</a>	<a href="#">25%</a>	<a href="#">10%</a>	<a href="#">0</a>
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(Code 1978, § 7.15, subd. 3; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### Sec. 26-648. Expiration of license.

Licenses shall be issued every year and shall expire on the anniversary date of the license. License fees will be established by the City Council, and determined by the City's fee schedule. ~~Licenses shall automatically renew on years two and three without additional fee if there are no confirmed violations of city Code since the license was issued and there are no active Code violations investigations pending on, or within 30 days before, the anniversary date. The license shall require a full renewal on year four, with the required license fee.~~

(Code 1978, § 7.15, subd. 2; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### Sec. 26-649. Local agent.

(a) No license shall be issued or renewed if the owner does not reside within 75 miles of the rental dwelling units unless such owner designates in writing the [name and contact information \(verified by Drivers License or Identification Card\)](#) of a local agent who resides within 75 miles of the rental units, who is responsible for the maintenance upkeep of the building, and who is legally constituted and empowered to receive service of notice of violation of the provisions of this Code, to receive orders, to institute remedial action to effect such orders, and to accept all service of process pursuant to law. The City shall be notified in writing of any change of local agent. No P.O. Boxes will be accepted without a current owner address.

(b) [Licensees are responsible for acts or omissions of their managers or local agents as it pertains to the rental dwelling.](#)

(Code 1978, § 7.15, subd. 6; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### Sec. 26-650. Inspection.

(a) *Inspections.* ~~Rental units may be inspected by the building official, health authority, fire prevention officer and/or such other inspectors as the city deems necessary for purposes of this article. The City Administrator or designee is authorized to make inspections reasonably necessary to enforce this Chapter. All authorized inspectors have the authority to enter any rental dwelling or rental dwelling unit at all reasonable times. Pursuant to Minnesota Statutes, Section 504B.211, the licensee is responsible for scheduling the inspection and notifying any existing tenant of the inspection. The licensee must provide access to the requesting City official at the date and time of the scheduled inspection. Failure to provide access for any reason may result in a re-inspection fee, in addition to any other sanctions imposed for noncompliance~~

(b) *Application inspections.* By submitting an application for an initial or renewal license, the applicant agrees to submit the rental property to an inspection, subject to reasonable notice from the City. ~~Single-family homes, townhomes and duplexes are exempt from the application inspection requirements of this paragraph.~~

(c) *Compliance inspections.* In the event the City receives or obtains information indicating a possible violation of city Code on the premises of a rental dwelling unit, the City may seek access to the property for the purpose of a compliance inspection. If the property owner, agent or tenant refuses entry to the property or dwelling, the City may pursue any remedy at law, including an administrative search warrant.

(d) Access by Occupant. Each occupant of a rental dwelling or rental dwelling unit shall give the licensee, manager, or authorized City Official access to any part of such rental dwelling or rental dwelling unit at reasonable times for the purpose of inspection, maintenance, repairs or alterations as are necessary to comply with the provisions of this Chapter.

Table 2. The table below outlines the required inspections based on the participation level of the license holder in the Crime Free Housing Program. Inspections may be required, outside of the referenced table as required by City Administrator.

<u>Inspection Schedules</u>	<u>Phase 3 Participant</u>	<u>Phase 2 Participant</u>	<u>Phase 1 Participant</u>
<u>Multi-Family</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>
<u>Single Family</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>
<u>Short Term Rental</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>
<u>State/County/Federally Licensed Facilities</u>	<u>3 Years</u>	<u>2 Years</u>	<u>Annually</u>

(Code 1978, § 7.15, subd. 7; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

**Sec. 26-651. Issuance.**

All rental licenses may be approved administratively unless the City Administrator determines there may be grounds for denial. When it is determined there is grounds for denial, the City Administrator must present findings to the City Council for review at which point the City Council may approve or deny the rental license.

~~All initial and renewal licenses shall be issued by the city council. If the building official determines there may be grounds for denial, a report of such shall accompany the application submitted to the city council.~~

(Code 1978, § 7.15, subd. 5; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

**Sec. 26-652. Posting license and Notifications for Public Hearings.**

(a) Every licensee of a residential rental facility containing three or more dwelling units, or a short-term rental (STR), shall cause to be conspicuously posted in the main entryway or other conspicuous location therein the current license for the dwelling. Every licensee of a single occupancy facility shall provide to the occupant of the dwelling unit, a certified copy of the current license for the dwelling.

(b) The licensee must, as a continuing obligation of the license, provide written notice to tenants or in the alternative, post the written notice in the lobby or common area of the rental dwelling for any public hearing notice received by the licensee that pertains to the rental dwelling, the rental dwelling unit, the property on which the rental dwelling is located or any adjacent rights of way.

(Code 1978, § 7.15, subd. 8; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016; Ord. No. 21-17, § 2, 8-24-2021)

**Sec. 26-653. License not transferable.**

No license shall be transferable to another person or to another rental dwelling or rental dwelling unit. Every person holding a license shall give notice in writing to the City within ten business days after having legally transferred or otherwise disposed of the legal control of any licensed rental dwelling. Such notice shall include the

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name and address of the person succeeding to the ownership or control of such rental dwelling or dwellings. The successor shall apply to the City for a new rental license.

(Code 1978, § 7.15, subd. 9; Ord. No. 03-26, 8-25-2003; Ord. No. 10-13, § 2, 9-28-2010; Ord. No. 16-09, § 2, 10-25-2016)

### *DIVISION 3. Crime Free Housing*

#### **Sec. 26-654. Crime Free Rental Housing Program**

The licensee or manager is required to complete the Phase One educational course of the Crime-Free Rental Housing Program, or similar course as approved by the City. Certification as a rental property manager may also be considered by the City to satisfy this requirement. To promote the benefits of the program, the City encourages licensees to fully participate in the Crime-Free Rental Housing Program. The licensee must provide proof that the licensee or manager has either successfully completed the Phase One educational course or the licensee or manager has registered to attend a Phase One educational course before a rental license will be issued.

##### **(1) Phase One Participant (Required for licensure).**

- (a) The licensee or the manager with control over the rental dwellings and rental dwelling units must attend, at a minimum, the Phase I crime-free rental housing educational course or similar course as approved by the City Administrator as a condition of receiving or renewing a license. The cost of attending the educational requirements under this section shall be paid in addition to any license and inspection fees. Course attendance will be required on a schedule to be determined by the City Administrator.
- (b) The licensee and/or manager must attend an eight-hour crime-free housing course presented by police, fire, public housing and others.
- (c) Use a written lease including the Minnesota Crime Free Housing Lease Addendum.
- (d) Check the criminal background and credit score of all prospective tenants.
- (e) Actively pursue the eviction of tenants who violate the terms of the lease and/or the crime free lease addendum.

##### **(2) Phase Two Participant (Includes Phase One plus the following).**

- (a) Complete a security assessment and complete the security improvements recommended. This phase will certify that the rental dwelling has met the security requirements for the tenant's safety.
- (b) For rental dwellings with four or more units, attend a minimum of 25 percent of owners/managers association meetings.
- (c) For rental dwellings with less than four units, attend licensee/manager refresher training at least once every three years and conduct an exterior inspection of the property at least once every year

##### **(3) Phase Three Participant (Includes Phase One and Two plus the following).**

- (a) For rental dwellings with four or more units, conduct resident training annually for the residents where crime watch and crime prevention techniques are discussed.
- (b) For rental dwellings with four or more units, hold regular resident meetings.

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- (c) For rental dwellings with four or more units attend a minimum of 50 percent of licensee/managers association meetings.
  - (d) Have no unresolved City Code violations within the past year.
  - (e) For rental dwellings with less than four units, attend annual refresher training approved by the City Administrator at least one time per year and verify attendance.
  - (f) For rental dwellings with less than four units, meet with tenants at least one time per year, inspect the exterior of the dwelling at least quarterly, and inspect the interior of the dwelling unit at least one time per year and provide written verification on a form provided by the City.

### *DIVISION 3. Penalties*

#### **26-655. License Denial, Suspension, or Revocation.**

- (1) Grounds for Denial, Suspension or Revocation. The City Administrator may temporarily suspend, deny or not renew a license and the City Council may revoke or suspend a license for any of the following reasons that shall also constitute a violation of this Chapter:
- (a) The property does not conform to City of Ramsey Zoning Code;
  - (b) The property does not comply with a health, building, maintenance, or other provisions of the City Code or State Law;
  - (c) The licensee has failed to pay the license fee, inspection fees, the investigation fee, or a fine that has been imposed;
  - (d) The licensee has made fraudulent statements, misrepresentations, or false statements in the application or investigation or in any information required by this Chapter;
  - (e) Conviction of a background check crime as defined in Minnesota Statutes Section 299C.67, subd.2, as may be amended from time to time; or any crime related to the business licensed and failure to show, by competent evidence, rehabilitation and present fitness to perform the duties of the business;
  - (f) Operating or allowing the rental property to be used in such a manner as to constitute a breach of the peace, a menace to the health, safety, and welfare of the public, or a disturbance of the peace or comfort of the residents of the City, upon recommendation of the Chief of Police;
  - (g) Actions unauthorized or beyond the scope of the license granted;
  - (h) The licensee's rental license to operate a rental dwelling in another jurisdiction has been denied, revoked, or suspended;
  - (i) Failure to schedule and/or allow rental or building inspections of the licensed premises, for the purpose of ensuring compliance with rental licensing requirements, City Code requirements, State building codes, or other applicable State or Federal law;
  - (j) Failure to continuously comply with all conditions required as precedent to the approval of the license;
  - (k) Real estate or personal property taxes have become delinquent and the property owner and the licensee are the same person or entity, or have any common ownership where they are a different person or entity;
  - (l) Violation of any regulation or provision of the City Code applicable to the activity for which the license has been granted, or any regulation or State or Federal law that may be applicable;

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- (m) Excessive calls for service as determined by the Chief of Police based on the number and nature of the calls compared to the number of dwelling units on the property when the Licensee has been notified of the calls by the Chief of Police and the licensee has failed to supply an appropriate written action plan for reducing the calls for service, or when the calls for service exceed an established threshold a second time within 12 months of completing an action plan for previously exceeding the threshold.
  - (n) Failure to actively pursue the eviction of tenants who have violated the provisions of the crime free lease addendum or who have otherwise created a nuisance in violation of the provisions of the written lease; and
  - (o) Other good cause as determined by the City Council after conducting a public hearing.

The City Council may revoke a license or suspend a license for a set period of time or until violations of City Code, or State or Federal law are corrected and, in addition, impose a civil penalty for each violation or impose a combination of these sanctions.

- (2) Temporary Suspension. The City Administrator may temporarily suspend a license pending a hearing on the suspension or revocation when, in its judgment, the public health, safety, and welfare is endangered by the continuance of the licensed activity.
- (3) Notice. Before the suspension or revocation of the rental license, the City must provide written notice informing the licensee of the right to a hearing. The notice must provide at least (30) thirty calendar days' notice of the time and place of the hearing and must state the grounds for the proposed suspension or revocation of the license. The notice may be served upon the licensee personally, by leaving the notice at the licensed premises with the designated manager, or by certified mail to the address listed on the license application.
- (4) Hearing. A hearing will be conducted before the City Council at a public meeting. The licensee shall have the right to be represented by counsel, the right to respond to the charged violations, and the right to present evidence through witnesses. The rules of evidence do not apply to the hearing and the City Council may rely on all evidence it determines to be reasonably credible. The determination to suspend or revoke the license shall be made upon a preponderance of the evidence. It is not necessary that criminal charges be brought in order to support a suspension or revocation of a license violation nor does the dismissal or acquittal of such a criminal charge operate as a bar to suspension or revocation.
- (5) Final Decision. Following the hearing, the City Council may revoke or suspend the license for all or any part of the licensed premises, may stay the revocation or suspension upon such terms and conditions as it deems reasonable and necessary to accomplish the purposes of this Chapter, or grant or continue the license. The decision by the City Council following a hearing is final. Upon a decision to suspend a license, no new application from the current licensee for the same rental dwelling will be accepted for a period of time specified in the Council's decision, not exceeding one year. A decision to revoke a license will result in no new application being accepted from the same licensee for a minimum of one year.
- (6) Appeal of Decision to Deny or not Renew License. If the City Administrator denies or does not renew a license, the licensee shall be notified in writing, specifying the reasons for denying or not renewing the license. If the licensee corrects the conditions leading to the denial or non-renewal within (14) fourteen days, the City Administrator shall issue the license. A licensee whose license has been denied or not renewed by the City may appeal the decision by filing with the City Administrator a written notice of appeal within (10) ten days of receiving notice of the City's decision. The hearing will be conducted pursuant to City Code.
- (7) Notification to Tenants. Upon denial, suspension, revocation or other enforcement action of a license, the City will notify all affected tenants of the action against the license. If the license is revoked or suspended

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the licensee may not let, rent or allow to be occupied any vacant dwelling units, or dwelling units that become vacant during the revocation or suspension period.

### **26-656. Minimum Penalties.**

The following are minimum penalties for a licensee's failure to comply with applicable Federal law, State Law, City Code or the requirements of this Chapter relating to the license. These penalties do not prohibit the City from any other sanctions listed in City Code or by State or Federal Law.

- (1) Property owners, tenants and/or occupants can be held accountable for violations as deemed necessary by the City Administrator or Designee.
- (2) Appeals shall be heard in accordance to the procedures set forth in City Code.
- (3) The City Council at any time, may determine the level and order of penalties, or may impose penalties exceeding those below based on the history of compliance and the severity of the violation up to a maximum of \$10,000.00 per violation.

Table 4. Penalties for violations based on Crime Free Housing Participation

<u>Violation</u>	<u>Phase 3 Participant</u>	<u>Phase 2 Participant</u>	<u>Phase 1 Participant</u>
<u>1<sup>st</sup> Violation</u>	<u>\$75 Fine</u>	<u>\$250 Fine</u>	<u>\$500 Fine</u>
<u>2<sup>nd</sup> Violation within 12 months</u>	<u>\$250 Fine</u>	<u>\$500 Fine</u>	<u>\$750 Fine</u>
<u>3<sup>rd</sup> and subsequent Violation within 12 months</u>	<u>\$500 Fine</u>	<u>\$750 Fine</u>	<u>\$1000 Fine</u>

### **26-657. Administration and Maintenance Standards.**

The City has adopted standards for all properties, to include rental properties. In regards to this Code, all rental properties must be maintained in accordance to all local, state and federal laws including but not limited to, the Minnesota State Fire Code, Building Code, and Accessibility Code. The City has adopted the International Property Maintenance Code (IPMC), referenced in Article V. Property Maintenance Code; Sec. 105-142 Adopting the 2021 International Property Maintenance Code as published by the International Code Council, Inc.

- (1) It is the responsibility of the licensee to assure that every rental dwelling and rental dwelling unit is maintained in compliance with all City ordinances, State Law, and Federal laws. A violation of City Code, State Law, or Federal law, constitutes a public nuisance and may be abated under the provisions of the City Code or IPMC.
- (2) Snow and Ice Removal. Rental dwellings containing four or more dwelling units must remove snow and ice and remediate hazardous conditions from all walkways, sidewalks, steps and parking areas within 72 hours of a snowfall.

### **26-659. Falsely Reporting Violations.**

No person shall report a violation of this Chapter knowing or having reason to know that the report is false with the intent to affect the licensing status or inspection schedule of the rental dwelling.

### **26-660. Violations.**

In addition to any other sanctions or administrative penalties imposed, any violation of this Chapter shall constitute a misdemeanor offense, punishable as defined by State Law. Each day of violation constitutes a separate offense.

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**26-661. No Warranty by City.**

By enacting and undertaking to enforce this Chapter, neither the City nor its City Council, agents or employees warrant or guaranty the safety, fitness or suitability of any rental dwelling or rental dwelling unit in the City. Licensees and occupants should take appropriate steps to protect their interests, health, safety and welfare.

**~~Secs. 26-654~~ 26-662—26-679. Reserved.**