

AMENDMENT TO ORDINANCE NO. 2-10

**AN ORDINANCE DEALING WITH RESIDENTIAL RENTAL PROPERTIES
IN THE CITY OF CLINTON**

Findings.

1. The City of Clinton has an existing rental ordinance.
2. The existing Ordinance does not contain certain provision that the Clinton City Council believes would improve working with rental properties within the city.
3. The Clinton City Council believes that it is in the best interests of the residents of the City of Clinton to amend its rental property ordinance.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CLINTON ORDAINS AS
FOLLOWS:**

1. That Clinton City Ordinance 2-10 is hereby amended to read as follows:

“2-10. RESIDENTIAL RENTAL PROPERTY REGISTRATION AND LICENSING.

Section 1: PURPOSE. The City recognizes a need for an organized inspection program of residential rental units within the City in order to establish and enforce minimum standards for rental units to meet City and State safety, health, fire, and zoning codes within the City and to provide a more efficient system to ensure that rental property is properly maintained. The City recognizes that the most efficient system to provide for rental inspections is the creation of a program requiring the registration and license of all residential rental units within the City so that orderly inspections can be undertaken.

Section 2: DEFINITIONS.

- (A) *RESIDENTIAL RENTAL PROPERTY* means any building, structure, room, enclosure, or mobile home, including the real property upon which it is located and which surrounds it, which is rented or offered for rent as living quarters.
- (B) *RENTAL* means the leasing of a rental unit to a non-owner for a fixed or non-fixed period of time. This does not include property which is being transferred to a non-owner pursuant to a written agreement that is recorded at the Traverse County Recorder’s Office, such as a lease to buy, contract for deed, installment sale, purchase, or other similar arrangement whereby nonpayment of a periodic payment means the occupants may be evicted with the necessity of either a statutory mortgage foreclosure procedure, a statutory termination of contract for deed, or other similar statutory repossession procedure.
- (C) *PERSON* includes natural persons as well as business entities, whether one or more.
- (D) *ENFORCEMENT OFFICER* means any person designated by the City to perform inspections and determine compliance with the applicable rules, standards, statutes and ordinances.

Section 3: REGISTRATION AND LICENSE REQUIREMENTS. It is unlawful for any person to hereafter occupy, allow to be occupied, advertise for occupancy, solicit occupants of, or let to another person for occupancy any residential rental property within the City for which an application for license has not been properly made and filed with the City of Clinton and for which there is not an effective

license. Initial application and renewal shall be made upon forms furnished by the City for such purpose and shall specifically require the following minimum information:

- (A) Name, address and phone number of the property owner and, if the owner is not a natural person, the name, address and phone number of a designated agent for the owner.
- (B) The name, phone number, and address of any person authorized to make or order made repairs or services for the property, if in violation of City or State Codes, if the person is different from the owner.
- (C) The street address of the rental property.
- (D) The number and types of units within the rental property (dwelling units or sleeping rooms).

A rental property owner and/or the designated agent must notify the City in writing within 15 calendar days after any change in the above information.

Section 4: FEES AND PENALTIES. There shall be a license fee for the initial license, and a renewal fee every year thereafter. The fee shall be based upon the number of units in the case of multiple unit dwellings. There shall also be a license transfer fee and a license reinstatement fee. All fees shall be as established by annual resolution of the City Council. A delinquency fee of 5% of the license fee shall be assessed for each day of operation without a valid license to rental dwelling operators, and shall be assessed against the rental property as outline in Section 99(B) below.

Section 5: MANNER OF REGISTRATION, LICENSING AND RENEWAL.

- (A) Initial application for license of property which is not licensed as residential rental property on the effective date of this Section, or for licensed residential rental property when there is a change in type of occupancy, shall be made by personally filing an application for license with the City of Clinton before the property is used as residential rental property or before use as a new type of occupancy.
- (B) If there is a change in the type of occupancy from the type stated on the registration statement, a new registration statement and license will be required.

Section 6: METHOD AND MANNER OF CERTIFICATION.

- (A) Upon receipt of an initial application, the City of Clinton shall forward a copy to the Enforcement Officer, who shall then, at the next time he is scheduled to perform inspections in the City, perform an inspection of the property to determine whether such property complies with the provisions of applicable rules, standards, statutes and ordinances. A temporary license shall be issued by the City Administrator upon the receipt of a properly completed application.
- (B) The Enforcement Officer shall than conduct an inspection and make a report thereon. No permanent license shall be issued if the premises and building do not fully comply with all the provisions of the applicable rules, standards, statutes and ordinances which pertain to such dwelling units.

- (C) After being certified, each property which has had an occupant in the preceding two years shall be inspected every two years thereafter in order to maintain its certification. An inspection shall also be conducted in the event a property goes more than seven days without being connected to a major utility service (water/sewer or electricity). The City Council may elect to postpone a scheduled inspection for a particular property only upon a showing of good cause, and for a period not exceeding twelve (12) months. A postponement may only be given once every ten (10) years for a particular property.

Section 7: METHOD OF RENEWAL.

- (A) Registration shall be required annually and be issued prior to the annual renewal date. The City shall be required annually to mail registration renewal forms to the property owner or designated local manager thirty (30) days prior to expiration and such renewal forms may be returned by mail, or in person to the City of Clinton.
- (B) The City shall not register a rental unit unless the owner has paid all property taxes assessed to the property and the property is not delinquent in any other obligations to the City of Clinton.

Section 8: TRANSFER OF PROPERTY. To transfer the license from one property owner to another, the licensee shall give written notice, including the name and address of the transferee, to the City of Clinton of the proposed transfer, within thirty-days (30) before such transfer. The transferee must make application with the City and pay the required fee for a transfer of the license before taking possession of the rental property. Failure to make application within the specified time limit shall result in automatic forfeiture of the license. Relicensing of any property for which the license has been forfeited shall require application for a new license. Issuance of any license when there is a transfer of property shall require the property to be in compliance with all requirements of the applicable rules, codes, statutes and ordinances. The fee for license transfer shall be set by Council resolution.

Section 9: OWNER AND OCCUPANT RESPONSIBILITIES.

- (A) Sanitation. No owners or other person shall occupy or let to another person any residential real property unless it and the premises are clean, sanitary, fit for human occupancy, and complies with all applicable legal requirements of City and state law.
- (B) Shared or Public Areas. Every owner of residential real property containing 2 or more dwelling units shall maintain in a clean and sanitary condition the shared or public areas of the dwelling and premises.
- (C) Occupied Areas. Every occupant of residential real property shall maintain in a clean and sanitary condition that part or those parts of the residential real property which he or she occupies and controls.
- (D) Pest Extermination. Every owner and occupant of residential real property shall be responsible for the extermination of infestations of vermin, rodents, cockroaches, bedbugs, or any other similar type of animal or insect, on the premises.
- (E) Rodent Harborages and Food. No owner or occupant of residential real property shall accumulate boxes, lumber, scrap metal, or any other similar materials in such a manner which may provide a

rodent harborage in or about any residential real property. Stored materials shall be stacked neatly in piles. No owner or occupant of a residential real property shall store, place or allow the accumulation any materials which may serve as food for rodents in a site accessible to rodents.

- (F) Snow and Ice Removal. The owner of residential real property containing multiple units shall be responsible for the removal of snow and ice from parking lots, driveways, steps and walkways on the premises pursuant to the City Code.
- (G) Minimum Exterior Lighting. The owner of residential real property containing multiple units shall be responsible for providing and maintaining effective illumination in all exterior parking lots and walkways.
- (H) Driving and Parking Areas. The owners of residential real property containing multiple units shall be responsible for providing and maintaining in good condition parking areas and driveways for tenants consistent with the City Code.
- (I) Yards. The owner of residential real property containing multiple units shall be responsible for providing and maintaining premises' yards consistent with the City zoning ordinance and City Code.

Section 10: UNFIT FOR HUMAN HABITATION.

- (A) Building Vacation. Any residential real property which is damaged, decayed, dilapidated, unsanitary, unsafe, vermin or rodent infested, or which lacks provision for basic illumination, ventilation or sanitary facilities to the extent that the defects create a hazard to the health, safety or welfare of the occupants or of the public may be declared unfit for human habitation. Whenever any residential real property has been declared unfit for human habitation, the Enforcement Officer shall order the premises vacated within a reasonable time and shall post a placard on the premises indicating that it is unfit for human habitation, and any operating license previously issued for the residential real property shall be revoked.
- (B) Reoccupation. It shall be unlawful for any residential real property to be used for human habitation until the defective conditions have been corrected and the Enforcement Officer has issued written approval. It shall be unlawful for any person to deface or remove the declaration placard from any residential real property.
- (C) Secure Units and Vacated Dwellings. The owner of any residential real property which has been declared unfit for human habitation, or which is otherwise vacant for a period of 60 days or more, shall make the premises safe and secure so that it is not hazardous to the public's health, safety and welfare and does not constitute a public nuisance. Any vacant residential real property open at doors or windows, if unguarded, shall be deemed to be a hazard to the public's health, safety and welfare and a public nuisance within this Ordinance's meaning.
- (D) Hazardous Building Declaration. If a residential real property has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the residential real property may be declared a hazardous building and treated consistent with city ordinance and state law.

Section 11: RESIDENTIAL REAL PROPERTY LICENSES: CONDUCT ON LICENSED PREMISES.

- (A) It shall be the responsibility of the rental license holder to take appropriate action, with the assistance of the City, to prevent conduct by tenants or their guests on the licensed premises which is hereby deemed to be disorderly, in violation of any of the following statutes or ordinances:
- (1) M.S.A. §§609.75 through 609.76, which prohibits gambling;
 - (2) M.S.A. §§609.321 through 609.324, which prohibits prostitution and acts relating thereto;
 - (3) M.S.A. §§152.01 through 152.025, and M.S.A. §152.072, Subdivisions 1 and 2, which prohibit the unlawful sale or possession of controlled substances;
 - (4) M.S.A. §340A.401, which prohibits the unlawful sale of alcoholic beverages;
 - (5) **Section 501.02 of this Code, which prohibits noise and noisy assemblies;**
 - (6) M.S.A. §§97B.021, 97B.045, 609.66 through 609.67 and 624.712 through 624.716, which prohibit the unlawful possession, transportation, sale, or use of a weapon; or
 - (7) M.S.A. §609.72, which prohibits disorderly conduct, when the violation disturbs the peace and quiet of the occupants of at least one unit on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation.
 - (8) Failure to comply with dangerous dog requirements in violation of M.S.A. Chapter 347.
 - (9) Indecent exposure in violation of M.S.A. §617.23.
 - (10) Assault, as defined by M.S.A. §§609.221, 609.222, 609.223, 609.2231, and 609.224, excluding domestic assaults.
 - (11) Public nuisance, as defined by M.S.A. §§609.75 - .745.
 - (12) The unlawful sale, furnishing, use, or possession of intoxicating liquor or non intoxicating malt liquor in violation of Minnesota law.
 - (13) Criminal damage to property in violation of M.S.A. §609.595.
 - (14) The unlawful sale or possession of small amounts of marijuana in violation of M.S.A. §152.07 Subd. 4.
 - (15) The unlawful possession or use of drug paraphernalia in violation of M.S.A. §152.092.
 - (16) Contributing to the delinquency or status as a juvenile.
- (B) A determination that the licensed premises have been used in a disorderly manner as described in

this section shall be made upon evidence to support such a determination. It shall not be necessary that criminal charges are brought to support a determination of disorderly use, nor shall the fact of dismissal or acquittal of such a criminal charge operate as a bar to adverse license actions under this section.

- (C) Upon determination by the Enforcement Officer utilizing established procedures, that a licensed premises was used in a disorderly manner, as described in this section, the City shall notify the licensee by certified mail of the violation and direct the licensee to take appropriate action with the assistance of the City to prevent further violations.
- (D) If another instance of disorderly use of the licensed premises at the same residential real property occurs within 365 days of an incident for which a notice in this section was given, the City shall notify the licensee by certified mail of the violation and shall also require the licensee to submit a written report of the actions taken, and proposed to be taken, by the licensee to prevent further disorderly use of the premises. This written report shall be submitted to the City within five (5) business days of receipt of the notice (excluding holidays) of disorderly use of the premises and shall detail all actions taken by the licensee in response to all notices of disorderly use of the premises within the preceding 365 days.
- (E) If another instance of disorderly use of the licensed premises at the same residential real property occurs within 365 days after the second of any two previous instances of disorderly use for which notices were sent to the licensee pursuant to this section, the residential real property license for the premises may be denied, revoked, suspended, placed on probation, or not renewed. An action to deny, revoke, suspend, place on probation, or not renew a license under this section shall be initiated by the City in the manner described in Section 13, and shall proceed according to the procedures established therein.
- (F) No adverse license action shall be imposed where the instance of disorderly use of the licensed premises occurred during the pendency of eviction proceedings (unlawful detainer) or within 30 days after a notice is given by the licensee to a tenant to vacate the premises, where the disorderly use was related to conduct by that tenant or the tenant's guests. Eviction proceedings shall not be a bar to adverse license action, however, unless the licensee diligently pursues them. A notice to vacate shall not be a bar to adverse license action unless a copy of the notice is submitted to the City within 10 days of receipt of the violation notice. Further, an action to deny, revoke, suspend, place on probation, or not renew a license based upon violations of this section may be postponed or discontinued by the Enforcement Officer at any time if it appears that the licensee has taken appropriate action to prevent further instances of disorderly use.

Section 12: METHOD OF CORRECTION. Whenever an Enforcement Officer determines that any residential rental property fails to meet the requirements set forth in the applicable rules, standards, statutes or ordinances, the City shall issue a Correction Order setting forth the violations and ordering the occupant, owner and/or owner's designated agent to correct such violations. This notice and order shall:

- (A) Be in written form;
- (B) Describe the location and nature of the violation;

- (C) Establish a reasonable time for the correction of any violation;
- (D) Be served upon the owner, the owner's designated agent and/or the occupant as the case may require. Such notice shall be deemed to be properly served if a copy thereof is:
 - (1) Served upon the owner, designated agent and/or occupant personally; or
 - (2) Sent by certified mail, return receipt requested.

Failure to correct violations within the time period stated in the Correction Order shall result in an administrative penalty to be set by Council resolution, as well as other sanctions provided by law or this ordinance, which may include a fine of \$100 per day up for up to 20 days, with any unpaid fine. If the Correction Order relates to actions or omissions of the occupant, and the occupant fails to make the necessary correction, the licensee may be required to remedy the condition by whatever means necessary. No adverse action shall be taken against a licensee for failure to remedy a condition during the pendency of a bona fide eviction proceeding being pursued diligently by the licensee.

Section 13: LICENSE SUSPENSION AND REVOCATION.

- (A) Any license may be revoked or suspended at any time during the life of said license for grounds including, but not limited to the following:
 - (1) False or misleading information given or provided in connection with the license application or renewal;
 - (2) Failure to pay any fee herein provided for;
 - (3) Failure to comply with Section 19 below;
 - (4) Failure to correct violations in the time period prescribed; or
 - (5) Violations committed or permitted by the licensed owner and/or the owner's designated agent, of any rules, codes, statutes and ordinances relating to, pertaining to, or governing the license and the premises.
- (B) A suspended license shall be reinstated when the circumstances leading to the suspension have been remedied and a reinstatement fee as set by Council resolution has been paid.
- (C) The license may be suspended, revoked, or placed on a probation status by the Council after a written notice is sent to the license holder specifying the Ordinance or law violations with which they are charged. This notice shall also specify the date for hearing before the Council, which shall not be less than 10 business days from the date of the notice. At such hearing before the Council, the license holder or their attorneys may submit and present witnesses on their behalf.
- (D) Summary Action.
 - (1) When the condition of the residential real property of any license holder or their agent, representative, employee or lessee is detrimental to the public health, safety and general

welfare as to constitute a nuisance, fire hazard or other unsafe or dangerous condition and thus give rise to an emergency. The Enforcement Officer shall have the authority to summarily condemn or close off such area of the residential real property.

- (2) Any person aggrieved by a decision of the Enforcement Officer to cease business or revoke or suspend the license or permit shall be entitled to appeal to the Council immediately, by filing a Notice of Appeal. The City Clerk shall schedule a date for hearing before the Council and notify the aggrieved person of the date.
 - (3) The hearing shall be conducted in the same manner as if the aggrieved person had not received summary action.
 - (4) The decision of the Enforcement Officer shall not be voided by the filing of such appeal. Only after the Council has held its hearing will the decision of the Enforcement Officer be affected.
- (E) Applicable Laws. Licenses shall be subject to all of the ordinances of the City and the State of Minnesota relating to residential real properties and this ordinance shall not be construed or interpreted to supersede or limit any other such applicable ordinance or law.
- (F) Vacation. When the City Council revokes or suspends a rental license, the property shall be vacated as of the effective date as established by the City Council and remain vacated until restoration of the license.
- (G) Restoration. In the case of a suspension, restoration shall occur automatically at the end of the suspension period. In the case of revocation, restoration of the license shall occur only after the premises' owner has applied for a new license and paid a new application fee. The City Council may then issue a new license upon completion of the revocation period.

Section 14: MAINTENANCE OF RECORDS. All records, files, and documents pertaining to the Rental License Program shall be maintained for five years after the license expiration, in the office of the City of Clinton and made available to the public as allowed or required by the applicable laws, rules, codes, statutes or ordinances.

Section 15: RENTAL APPEALS BOARD. The Rental Appeals Board shall consist of the five members of the Clinton City Council. The Board shall hear appeals arising from a Correction Order and either affirm, modify or reverse, in whole or in part, such order. This Board shall also review and approve administrative policies and procedures pursuant to this ordinance, and regularly review and make such changes, as the Board deems reasonable and necessary, as to the schedules of fees and penalties required under this Section.

Section 16: APPEAL PROCESS.

- (A) When it is alleged by any person to whom a Correction Order is directed that such order is based upon erroneous interpretation of the applicable rules, standards, statutes or ordinance or mistake in fact, such person may appeal the Correction Order to the Rental Appeals Board.
- (B) Such appeal must be in writing, must specify the grounds for the appeal, must be accompanied by

any filing fee set by Council resolution, and must be filed within five (5) business days after service of the Correction Order. Upon receipt of the written appeal, the City shall set a date for a hearing and give the appellant at least five (5) days prior written notice of the date, time and place of the hearing. By mutual agreement between the appellant and the City Administrator, the five (5) day notice may be waived.

- (C) The appellant shall have the right to appear and be represented by counsel. The Rental Appeals Board shall hear and consider the matter within thirty-days (30) of the filing of an appeal. The filing of an appeal shall stay all proceedings in furtherance of the action appealed from unless the Enforcement Officer certifies that such a stay would cause imminent peril to life, health, or property.
- (D) The Rental Appeals Board shall issue its decision to the appellant in writing within thirty-days (30) after the hearing affirming, modifying, or reversing the Correction Order upon such terms as the Council deems necessary to accomplish the purposes of this ordinance. A copy of the decision shall be mailed to the appellant.
- (E) Restrictions on Ownership Transfer. It shall be unlawful for the owner of any residential real property upon whom a pending Correction Order has been issued to sell, transfer, mortgage, lease or otherwise dispose of the premises to another person until the provisions of the tag or Correction Order have been complied with, unless the owners shall furnish to the grantee, lessee, or mortgagee a true copy of any notice of violation or compliance order and shall obtain and possess a receipt of acknowledgment. Anyone securing an interest in the residential real property who has received notice of the existence of a violation tag or Correction Order shall be bound by it without further service of notice and shall be liable to all penalties and procedure provided by this Ordinance.
- (F) Disposition. If the City Council determines that an owner is in violation of this Ordinance, or has not complied with a Correction Order within the specified time, after right of appeal has expired, the rental license may be revoked or suspended by the City Council. The Council may stay execution of the suspension or revocation on reasonable conditions established by the Council, including but not limited to, the payment of an administrative penalty not to exceed \$1,000.

Section 17: AUTHORITY. Nothing in this Section shall prevent the City from taking action under any applicable rule, standard, statute or ordinance for violations thereof to seek either injunctive relief or criminal prosecution for such violations as therein provided. Nothing contained in this Section shall prevent the City from seeking injunctive relief against a property owner or designated agent who fails to comply with the terms and conditions of this Section on registration and licensing including an order prohibiting the occupancy of such rental units until violations of this Section have been remedied by the property owner or designated agent.

Section 18: POSTING. Every licensee of residential rental property shall conspicuously post a receipted copy of the current license (in a frame with transparent cover) in a public corridor, hallway, or lobby of the rental property for which it is issued. For other than residential real property with multiple units, the licensee must post the license certificate in a frame with a transparent cover in such a manner so as to be easily viewed and readable at or near the front entrance of the building for which it was issued.

Section 19: INSPECTION ACCESS.

- (A) Property owners and their agents shall permit the Enforcement Officer to inspect all premises governed by this ordinance to determine if the building is operated as a rental property and/or to determine compliance with the provisions of this section, and shall fully cooperate with such inspections. The property owners or their agents shall make reasonable efforts to notify tenants of planned inspections of their rental units to the extent required by state law.
- (B) If an owner, occupant, or other person in charge of a residential real property fails or refuses to permit free access and entry to the structure or premises, or any part thereof, for an inspection authorized by this section, the Enforcement Officer may, pursuant to City of Golden Valley v. Wiebesick, 899 N.W.2d 152 (Minn. 2017) petition and obtain an order to inspect and/or a search warrant from a court of competent jurisdiction. Except as specifically authorized to the contrary by the court in exigent circumstances, search warrants under this section shall be executed at reasonable times and after reasonable efforts to give the owner (or other person in charge) and the occupant at least five (5) days written notice of the date and time of the inspection authorized by the warrant. Property owners shall cooperate in the execution of all administrative search warrants and court orders, including providing access and entry to rented premises where directed to do so. An authorized representative of the property owner shall be present on the premises during inspections; however, failure of a property owner to comply with this requirement shall not deprive the City of the authority to inspect.
- (C) Failure of a property owner to obey any of the requirements of this subdivision shall subject the property owner to suspension or revocation of license, in addition to other remedies and/or penalties provided by law. Any such suspension or revocation shall continue until the inspection sought has been completed, any violations satisfactorily remedied and any outstanding fees or penalties have been paid.

Section 20: APPLICABLE LAWS. Licensees shall be subject to all applicable rules, standards, statutes and ordinances; and this Section shall not be construed or interpreted to supersede any other such applicable rules, standards, statutes or ordinances.

Section 21: TENANT IDENTIFICATION. Licensees must, as a continuing obligation of a license, maintain a current register of tenants and other persons who have a lawful right to occupancy of residential rental property and promptly notify the City Administrator with an updated register whenever there is a new tenant. Said register must contain the names, addresses, and telephone numbers of all occupants, in addition to the license plate number of all vehicles of said occupants. In its application for a license, the licensee must designate the person or persons who will have possession of the residential rental property and must promptly notify the City Administrator of any change of the identity, address, or telephone numbers of such persons. The register must be available for inspection by the City Administrator or a law Enforcement Officer at all times.

Section 22: TENANT REQUESTED INSPECTION. A tenant may at any time request an inspection of the rental property in which they currently reside. A fee for such inspection shall be imposed on the tenant only if the Council finds, by a preponderance of the evidence that the request was made in bad faith.

Section 23: RULES, POLICIES AND PROCEDURES. The City Council may adopt from time to time, by resolution, rules, policies and procedures for the implementation of this section. Violation of any such rule, policy or procedure by a property owner shall be considered a violation of this ordinance.

Section 24: INSPECTION STANDARDS. All rental property will be required to meet basic standards set forth herein on Appendix A in order to obtain and/or maintain a license pursuant to this ordinance. Additionally, all buildings are subject to the State Fire Code, as amended.

Section 25: SEVERABILITY. If any provision of this section or amendment thereto, or the application thereof to any person, entity or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this section shall remain in full force and effect and the application thereof to other persons, entities or circumstances shall not be affected thereby.

Section 99: PENALTIES.

- (A) **Criminal.** A violation of any provision of this Ordinance shall be deemed a misdemeanor offense. Each day upon which such violation occurs shall be deemed to constitute a distinct and separate violation, and each day shall therefore be deemed to constitute a distinct and separate offense.
- (B) **Civil.**
- (1) Any owner, occupant, operator, or agent of residential real property who has received an Order or notice of an alleged violation of this Ordinance and has not corrected the violation during the period of time given on the Order or notice to correct the violation, may be subject to a daily fine in the amount of \$100 for each day said violation has not been corrected thereafter, to a maximum of 20 days.
 - (2) The City Administrator shall, after consultation with the Enforcement Officer, certify to the City Council which persons are subject to a fine and the applicable fine amount at each meeting of the City Council. No later than five (5) business days before the meeting of the City Council, the City Administrator shall cause any such persons to be notified, by sending of certified mail or by personal service, of the fine amount believed to be due for violation. The City Council shall approve and levy such fines proposed by the City Administrator as appear proper upon a determination of good cause, and notice of fines imposed shall be mailed to the persons fined.
 - (3) Each and every fine or fee levied pursuant to this Ordinance is hereby made a lien upon the residential real property at issue, and all such charges are, on October 20 of each year, past due and delinquent, may be certified to the County Auditor as taxes or assessments on the real estate. Nothing in this Ordinance or other Ordinances of the City shall be held or construed as in any way stopping or interfering with the right of the City to levy taxes or assessments against any premises affected by any delinquent fine or fee.

PASSED AND ADOPTED this 13th day of August, 2019.

CLINTON CITY COUNCIL



Greg Basta, Mayor

ATTEST:



Karianna Wiegman, City Clerk

Motion:

Seconded:

Published:

Passed:

ORDINANCE NO. 2-10

**AN ORDINANCE ESTABLISHING RESIDENTIAL RENTAL PROPERTY
REGISTRATION AND LICENSING REGULATIONS**

The City Council of the City of Clinton, Minnesota, does hereby ordain as follows:

SECTION 1. PURPOSE

The City recognizes a need for an organized inspection program of residential rental units within the City in order to establish and enforce minimum standards for rental units to meet City and State safety, health, fire, and zoning codes within the City and to provide a more efficient system to ensure that rental property is properly maintained. The City recognizes that the most efficient system to provide for rental inspections is the creation of a program requiring the registration and license of all residential rental units within the City so that orderly inspections can be undertaken.

SECTION 2. DEFINITIONS

“CITY” or “CITY OF CLINTON” means the City of Clinton, Minnesota.

“RESIDENTIAL RENTAL PROPERTY” means any building, structure, room, enclosure, or mobile home including the real property upon which it is located and which surrounds it, which is rented, subject to rental, or offered for rent as living quarters. Nursing homes shall be specifically exempt from registration and license under this Ordinance.

“RENTAL” means the leasing of a rental unit to a non-owner for a fixed or non-fixed period of time. A rental unit does not include property which is being transferred to a non-owner pursuant to a written agreement that is recorded at the Big Stone County Recorder’s Office, such as a lease to buy, contract for deed, installment sale, purchase or other similar arrangement whereby nonpayment of a periodic payment means the occupants may be evicted with the necessity of either a statutory mortgage foreclosure procedure, a statutory termination of contract for deed or other similar statutory repossession procedure.

“PERSON” includes natural persons as well as business entities, whether one or more.

“ENFORCEMENT OFFICER” means any person designated by the City to perform inspections and determine compliance with the applicable rules, standards, statutes and ordinances.

SECTION 3. REGISTRATION AND LICENSE REQUIREMENTS.

It is unlawful for any person to hereafter occupy, allow to be occupied, advertise for occupancy, solicit occupants of, or let to another person for occupancy any residential rental

property within the City for which an application for license has not been properly made and filed with the City Clerk and for which there is not an effective license. Initial application and renewal shall be made upon forms furnished by the City for such purpose and shall specifically require the following minimum information:

- (A) Name, address and phone number of the property owner and, if owner is not a natural person, the name, address and phone number of a designated agent for the owner.
- (B) The name, phone number, and address of any person authorized to make or order made repairs or services for the property, if in violation of City or State Codes, if the person is different than the owner.
- (C) The real property owner or local agent must reside within Big Stone County, MN.
- (D) The street address of the rental property.
- (E) The number and types of units within the rental property (dwelling units or sleeping rooms).

A rental property owner and/or the designated agent must notify the City in writing within 15 calendar days after any change in the above information.

SECTION 4. FEES AND PENALTIES

There shall be a license fee for the initial license, a renewal fee every two (2) years thereafter. The fee shall be based upon the number of units in the case of multiple unit dwellings. There shall also be a license transfer fee and a license reinstatement fee. All fees shall be as established by Ordinance or resolution.

SECTION 5. MANNER OF REGISTRATION, LICENSING AND RENEWAL

(A) Initial application for license of property which is not licensed as residential rental property on the effective date of this Ordinance, or for licensed residential rental property when there is a change in type of occupancy, shall be made by personally filing an application for license with the City before the property is used as residential rental property or before use as a new type of occupancy.

(B) If there is a change in the type of occupancy from the type stated on the registration statement, a new registration statement and license will be required.

SECTION 6. METHOD AND MANNER OF CERTIFICATION

- (A) Upon receipt of an initial application, the City shall forward a copy to the enforcement officer, who shall then, at the next time he is scheduled to perform inspections in the City, perform an inspection of the property to determine whether such property complies with the provisions of applicable rules, standards, statutes and ordinances. A temporary license shall be issued by the City Clerk upon the receipt of a properly completed application.
- (B) The enforcement officer shall conduct an inspection and make a report thereon. No permanent license shall be issued if the premises and building do not fully comply with all provisions of the applicable rules, standards, statutes and ordinances which pertain to

such dwelling units.

- (C) After being certified, each property which has had an occupant in the preceding four years shall be inspected every four (2) years thereafter in order to maintain its certification. The City Council may elect to postpone a scheduled inspection for a particular property only on a showing of good cause, and for a period not exceeding twelve (12) months. A postponement may only be given once every ten (10) years for a particular property.

SECTION 7. METHOD OF RENEWAL

- (A) Registration shall be required annually and be issued prior to annual renewal date. The city shall be required annually to mail registration renewal forms to the property owner or designated local manager 30 days prior to expiration and such renewal forms may be returned by mail, or in person to the City of Clinton.
- (B) The City shall not register a rental unit unless the owner has paid all property taxes assessed to the property and the property is not delinquent in any other obligations to the City of Clinton.

SECTION 8. METHOD OF CORRECTION

(A) Whenever an enforcement officer determines that any residential rental property fails to meet the requirements set forth in the applicable rules, standards, statutes or ordinances; the City shall issue a correction notice setting forth the violations and ordering the occupant, owner and/or owner's designated agent to correct such violations. This notice and order shall:

- (1) Be in written form;
- (2) Describe the location and nature of the violation;
- (3) Establish a reasonable time for the correction of any violation not to exceed 30 days;
- (4) Be served upon the owner, the owner's designated agent and/or the occupant as the case may require. Such notice shall be deemed to be properly served if a copy thereof is:
 - (a) Served upon the owner, the owner's designated agent and/or occupant personally; or
 - (b) Sent by certified mail, return receipt requested to the last known address of the owner or designated agent.

(B) Failure to correct violations within the time period stated in the correction order shall result in an administrative penalty to be set by Council resolution, as well as other sanctions provided by law or this ordinance. If the correction order relates to actions or omissions of the occupant, and the occupant fails to make the necessary correction, the licensee may be required to remedy the condition by whatever means necessary. No adverse action shall be taken against a licensee for failure to remedy a condition during the pendency of a bona fide eviction proceeding being pursued diligently by the licensee.

(C) Whenever an owner or agent of a rental unit fails, neglects, or refuses to make such repairs or other corrective action called for by the notice of violation, the City may undertake such repairs or action when in its judgment a failure to make them will endanger the public

health, safety or welfare and the cost of such repairs and action will not exceed fifty (50%) percent of the fair market of the property to be repaired.

(D) When repairs are made or other corrective actions are taken at the direction of the City, cost of such repairs and corrective action shall constitute a debt in favor of the City of Clinton.

(E) Any rental unit shall be designated as unfit for human habitation when any of the following defects or conditions are found, and when, in the judgment of the City such defect creates a hazard to the health, safety, or welfare of the occupants or public:

- a. Is damaged, decayed, dilapidated, unsanitary, unsafe and/or vermin-infested.
- b. Lacks illuminations, ventilation and/or required sanitation facilities.
- c. The general condition of the location is unsanitary, unsafe and/or unhealthful.

(F) Whenever any rental unit has been designated as unfit for human habitation, the City shall placard the rental unit indicating that it is unfit for human habitation, and if occupied, shall order the rental unit vacated within a reasonable time, such time shall not be less than 15 days nor more than 30 days.

a. Whenever any rental unit has been placarded and vacated the City shall order City services and utilities to be disconnected.

(G) No rental unit which has been designated as unfit for human habitation, has been placarded as such and vacated shall be used again for human habitation until written approval is secured from the City and the placard has been removed.

(H) The City will rescind the designation as unfit for human habitation and remove the placard when the defect or condition upon which such designation and placarding was based has been removed or eliminated and the rental unit is deemed as a safe, sanitary and fit place for human habitation.

(I) No person shall deface or remove the placard from any dwelling which has been designated as unfit.

(J) Any person affected by any decision of the City or by designation or placarding of a rental unit as unfit for human habitation shall be granted a hearing before the appropriate authority.

(K) Demolition of Dwellings. Any demolition necessary as a result of designation that the rental unit is unfit for human habitation must be done in accordance with Minnesota Statutes Section 463.152.

SECTION 9. TRANSFER OF PROPERTY

To transfer the license from one property owner to another, the licensee shall give written notice, including the name and address of the transferee, to the City of Clinton of the proposed

transfer, within 30 days after such transfer. The transferee must make application with the City and pay the required fee for a transfer of the license within 30 days after the transfer of property. Failure to make application within the specified time limit shall result in automatic forfeiture of the license. Relicensing of any property for which the license has been forfeited shall require application for a new license. Issuance of any license when there is a transfer of property shall require the property to be in compliance with all requirements of the applicable rules, codes, statutes and ordinances. The fee for license transfer shall be set by Council resolution.

SECTION 10. LICENSE SUSPENSION AND REVOKATION

(A) Any license may be revoked or suspended at any time during the life of said license for grounds including, but not limited to the following:

- (1) False or misleading information given or provided in connection with the license application or renewal;
- (2) Failure to pay any fee herein provided for;
- (3) Failure to comply with Section 16 of this Ordinance;
- (4) Failure to correct violations in the time period prescribed;
- (5) Violations committed or permitted by the licensed owner and/or the owner's designated agent, of any rules, codes, statutes and ordinances relating to, pertaining to, or governing the license and the premises;

(B) A suspended license shall be reinstated when the circumstances leading to the suspension have been remedied and a reinstatement fee as set by Council resolution has been paid.

SECTION 11. MAINTENANCE OF RECORDS

All records, files, and documents pertaining to the Rental License Program shall be maintained for five years after the license expiration, in the office of the City of Clinton and made available to the public as allowed or required by the applicable laws, rules, codes, statutes or ordinances.

SECTION 12. RENTAL APPEALS BOARD

The City Council shall hear appeals arising from a correction order. After hearing appeals, the City Council shall affirm, modify or reverse, in whole or in part, a correction order, as the Council determines is appropriate.

SECTION 13. APPEAL PROCESS

When it is alleged by any person to whom a correction order is directed that such order is based upon erroneous interpretation of the applicable rules, standards, statutes or ordinance or mistake in fact, such person may appeal the correction order to the Rental Appeals Board.

Such appeal must be in writing, must specify the grounds for the appeal, must be accompanied by any filing fee set by Council resolution, and must be filed within five (5) business days after service of the correction order. Upon receipt of the written appeal, the City shall set a date for a

hearing and give the appellant at least five (5) business days prior written notice of the date, time and place of the hearing. By mutual agreement between the appellant and the City Clerk, the five (5) day notice may be waived.

The appellant shall have the right to appear and be represented by counsel. The Rental Appeals Board shall hear and consider the matter within 30 days of the filing of an appeal. The filing of an appeal shall stay all proceedings in furtherance of the action appealed from unless the enforcement officer certifies that such a stay would cause imminent peril to life, health, or property.

The Rental Appeals Board shall issue its recommendation to the Council and the appellant in writing within 30 days after the hearing. The Council shall thereafter affirm, modify or reverse the correction order upon such terms as the Council deems necessary to accomplish the purposes of this ordinance. A copy of the decision shall be mailed to the appellant.

SECTION 14. AUTHORITY

Nothing in this Ordinance shall prevent the City from taking action under any applicable rule, standard, statute or ordinance for violations thereof to seek either injunctive relief or criminal prosecution for such violations as therein provided. Nothing contained in this Ordinance shall prevent the City from seeking injunctive relief against a property owner or designated agent who fails to comply with the terms and conditions of this Ordinance on registration and licensing including an order prohibiting the occupancy of such rental units until violations of this Ordinance have been remedied by the property owner or designated agent.

SECTION 15. POSTING

Every licensee of residential rental property shall conspicuously post a receipted copy of the current license (in a frame with transparent cover) in a public corridor, hallway, or lobby of the rental property for which it is issued. For other than multiple dwellings, the licensee must post the license certificate in a frame with a transparent cover in such a manner so as to be easily viewed and readable at or near the front entrance of the building for which it was issued.

SECTION 16. INSPECTION ACCESS

Property owners and their agents shall permit the enforcement officer to inspect all premises governed by this ordinance to determine if the building is operated as a rental property and/or to determine compliance with the provisions of this Ordinance, and shall fully cooperate with such inspections. The property owners or their agents shall make reasonable efforts to notify tenants of planned inspections of their rental units to the extent required by state law.

If an owner, occupant, or other person in charge of a dwelling, dwelling unit or a multiple dwelling fails or refuses to permit free access and entry to the structure or premises, or any part thereof, for an inspection authorized by this Ordinance, the enforcement officer may, upon a showing that probable cause (as the term is defined in Camara v. Municipal Court, 387 U.S. 523

(1967)) exists for the inspection or for the issuance of an order directing compliance with the inspection requirements of this Ordinance with respect to such dwelling, dwelling unit or multiple dwelling, petition and obtain an order to inspect and/or a search warrant from a court of competent jurisdiction. Except as specifically authorized to the contrary by the court in exigent circumstances, search warrants under this Ordinance shall be executed at reasonable times and after reasonable efforts to give the owner (or other person in charge) and the occupant at least five (5) calendar days written notice of the date and time of the inspection authorized by the warrant. Property owners shall cooperate in the execution of all administrative search warrants and court orders, including providing access and entry to rented premises where directed to do so. An authorized representative of the property owner shall be present on the premises during inspections; however, failure of a property owner to comply with this requirement shall not deprive the City of the authority to inspect.

Failure of a property owner to obey any of the requirements of this subdivision shall subject the property owner to suspension or revocation of license, in addition to other remedies and/or penalties provided by law. Any such suspension or revocation shall continue until the inspection sought has been completed, any violations satisfactorily remedied and any outstanding fees or penalties have been paid.

SECTION 17. APPLICABLE LAWS

Licensees shall be subject to all applicable rules, standards, statutes and ordinances; and this Ordinance shall not be construed or interpreted to supersede any other such applicable rules, standards, statutes or ordinances.

SECTION 18. TENANT IDENTIFICATION

Licensees must, as a continuing obligation of a license, maintain a current register of tenants and other persons who have a lawful right to occupancy of residential rental property and promptly notify the City Clerk with an updated register whenever there is a new tenant. Said register must contain the names, addresses, and telephone numbers of all occupants, in addition to the license plate number of all vehicles of said occupants. In its application for a license or renewal of license, the licensee must designate the person or persons who will have possession of the residential rental property. The licensee must notify the City Clerk of any change of the identity, address, telephone number, or license plate number of occupants within five (5) calendar days of the change.

SECTION 19. TENANT REQUESTED INSPECTION

A tenant may at any time request an inspection of the rental property in which they currently reside. A fee for such inspection shall be imposed on the tenant only if the Council finds, by a preponderance of the evidence that the request was made in bad faith.

SECTION 20. RULES, POLICIES AND PROCEDURES

The City Council may adopt from time to time, by resolution, rules, policies and procedures for the implementation of this Ordinance. Violation of any such rule, policy or procedure by a property owner shall be considered a violation of this ordinance.

SECTION 21. INSPECTION STANDARDS

All rental property will be required to meet basic standards set forth in the rental inspection form as may be amended from time to time and attached hereto as Appendix A to this Ordinance.

SECTION 22. SEVERABILITY

If any provision of this Ordinance or amendment thereto, or the application thereof to any person, entity or circumstance, is held invalid or unconstitutional by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect and the application thereof to other persons, entities or circumstances shall not be affected thereby.

SECTION 23. PENALTIES

In addition to the sanctions mentioned in Section 14 of this Ordinance, any owner, occupant, operator, or agent of residential real property who has received an Order or notice of an alleged violation of this Ordinance and has not corrected the violation during the period of time given on the Order or notice to correct the violation, may be subject to a daily fine in the amount of \$100 for each day said violation has not been corrected thereafter, to a maximum of 20 days. The City Clerk shall, after consultation with the enforcement officer, certify to the City Council which persons are subject to a fine and the applicable fine amount at each meeting of the City Council. No later than five (5) business days before the meeting of the City Council, the City Clerk shall cause any such persons to be notified, by sending of registered mail or by personal service, of the fine amount believed to be due for violation. The City Council shall approve and levy such fines proposed by the City Clerk as appear proper upon a determination of good cause, and notice of fines imposed shall be mailed to the persons fined. Each and every fine or fee levied pursuant to this Ordinance is hereby made a lien upon the residential real property at issue, and all such charges are, on October 20 of each year, past due and delinquent, may be certified to the County Auditor as taxes or assessments on the real estate. Nothing in this Ordinance or other Ordinances of the City shall be held or construed as in any way stopping or interfering with the right of the City to levy taxes or assessments against any premises affected by any delinquent fine or fee.

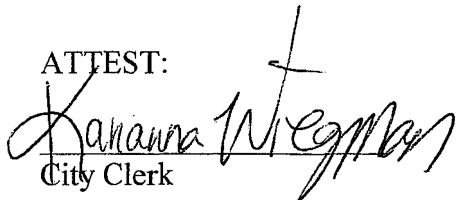
SECTION 24. FULL FORCE AND EFFECT

This Ordinance shall take effect and be in full force commencing July 11, 2018.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CLINTON, MINNESOTA, THIS
11 DAY OF ___July_____, 2018.



Mayor

ATTEST:


City Clerk

