

ORDINANCE NO. 2024–23

AN ORDINANCE UPDATING RENTAL HOUSING CODE STANDARDS TO BE CONSISTENT WITH CHANGES TO MINNESOTA STATUTES FOR STATE LICENSED GROUP HOUSING; ADOPTING THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE BY REFERENCE; UPDATING SIXTY DAY LICENSE APPLICATION REQUIREMENTS; UPDATING PROVISIONS FOR REINSPECTION FEES; REMOVING REQUIREMENTS FOR DISPLAYING CURRENT LICENSE, WRITTEN NOTICE OF CHANGE OF AGENT WITHIN 48 HOURS AND DISPLAY OF ENVIRONMENTAL HEALTH CONTACT INFORMATION; INCREASING LICENSE FEES; AND MISCELLANEOUS UPDATES FOR CLARITY, THEREBY AMENDING CHAPTERS 14, 15 AND APPENDIX A OF THE CITY CODE.

The City Council of the City of Bloomington, Minnesota ordains:

Section 1. That Chapter 14 of the City Code is hereby amended by deleting those words that are contained in brackets [] with strikethrough text and adding those words that are underlined, to read as follows:

ARTICLE VIII: RENTAL HOUSING CODE

DIVISION A: GENERAL PROVISIONS

§ 14.567 ADOPTED BY REFERENCE.

For the purpose of prescribing regulations governing rental housing , the city hereby adopts the ~~[2021]~~ 2024 International Property Maintenance Code. Where differences occur between provisions of this Article VIII and the referenced standards, the provisions of this Article VIII apply. A copy of the ~~[2021]~~ 2024 International Property Maintenance Code will be maintained on file and available to the public to view upon request in the Community Development Department.

DIVISION B: RENTAL HOUSING LICENSING

§ 14.570 APPLICABILITY AND EXCEPTIONS.

(b) The provisions of this Article VIII do not apply to:

(7) The city jail, college student dormitories, parsonages, parish houses, nunneries, monasteries, manses and rectories; ~~and~~

(8) Residential property that has been sold for contract for deed if the buyer occupies the property and the sale document used to memorialize the sale is a Minnesota uniform conveyancing blank or is recorded with the County Recorder’s office and a copy is provided to the city upon request~~[-]; and~~

(9) Group housing licensed by the Minnesota Departments of Health or Human Services having a licensed capacity of six or fewer individuals.

§ 14.571 APPLICATION FOR LICENSE.

Any owner who desires to rent a single-family dwelling unit, two-family dwelling units, dwelling units within a multiple-family building, group housing, work/live dwelling units, or an accessory dwelling within a dwelling unit, must first obtain a license per this Division B before doing so. Each license will be issued annually and will expire one year from the date of issuance. An application for renewal of a license and appropriate fee must be filed with the issuing authority before the expiration date. Any renewal license application and fee not received before the expiration date is assessed a late fee.

§ 14.572 ISSUANCE OF LICENSE.

* * *

(d) For all initial license applications, if the rental license is not issued within 60 calendar days of the date that both the rental license application and license fee is received, the license application will be cancelled and the license applicant must again complete a rental license application and pay the required license fee and any additional fees, if applicable. The Housing Inspector may extend the application period beyond 60 calendar days, meaning the application is not cancelled and the applicant is not required to pay a new license fee, in the following situations:

- (1) New rental construction, when accompanied by a new license fee;
- (2) Ownership changes at multiple-family and group housing dwelling unit buildings, when accompanied by a new license fee; and
- (3) Dwelling units where the required repairs are not possible within the 60 days will be required to re-apply but not pay the new license fee, as approved by the Housing Inspector.

(e) For all initial license application inspections and follow-up inspections, if the property owner or agent makes an appointment for an inspection but fails to appear for the inspection or allow access to the dwelling unit for the Housing Inspector, then a reinspection fee will be applied to the license fee. The reinspection fee is in Appendix A.

* * *

§ 14.577 ILLEGAL RENTALS, OCCUPANCY LIMITS AND NO SUBLETTING.

An owner may adopt standards that reduce the maximum allowed occupancy of a dwelling unit or group housing from the standards set forth herein. The maximum permissible occupancy of any licensed rental dwelling unit or group housing is determined according to the ~~[2021]~~2024 International Property Maintenance Code and as follows.

- (a) Tenants of a licensed rental dwelling unit must not lease or sublet the dwelling unit to another without the prior approval of the property owner.
- (b) No person is allowed to lease, license or agree to allow the use of a dwelling unit, or portion thereof, for transient lodging ~~[unless the use is specifically approved by the City].~~
- (c) No person is allowed to lease, license or agree to allow the occupancy, possession or tenancy of a licensed ~~[or registered]~~ group housing dwelling to more persons than specifically licensed ~~[or registered]~~ group under M.S. Chapters 144G, 157, 254A or 254D, licensed under City Code Chapter 14, and permitted under City Code Chapter 21.

* * *

§ 14.579 ~~[DISPLAY OF]~~ LICENSE ~~[AND]~~ AVAILABILITY.

Licenses issued under this Division B must be ~~[prominently displayed on the interior of the licensed premises such as in a common area of a multiple-family building, and]~~ produced upon the request of a tenant, prospective tenant, police officer or the Housing Inspector.

DIVISION C: REGULATIONS

§ 14.580 ADDITIONAL REGULATIONS FOR HEALTH, SAFETY AND MAINTENANCE.

This Division C specifically adopts the following additional requirements for health, safety and maintenance to the ~~[2021]~~2024 International Property Maintenance Code. Where differences occur between provisions of this Division C and the referenced standards, the provisions of this Division C apply.

(a) *Agent required.* Each licensee or owner of a rental housing within the city, when the licensee or owner does not reside within the seven county metro area comprising Hennepin, Carver, Scott, Dakota, Ramsey, Washington and Anoka Counties, must appoint an agent residing within the seven county area that the city may serve notices pertaining to this Article VIII or the city code. Notices served to the agent will be as effective as if made upon the licensee or owner. The licensee or owner must provide the issuing authority the full name, street address and telephone number of such agent(s). A licensee or owner must provide written notice to the issuing authority, with the required information, whenever the agent for a licensed rental housing has changed. ~~[The written notice must be provided to the issuing authority within 48 hours of such change.]~~

(b) *Defacement of property or graffiti or both.* The city will use the requirements and procedures set forth in Chapter 12 of this code for defacement of property or graffiti or both.

(c) *Emergency numbers.* It is the responsibility of the owner to post, in a conspicuous location within each building, emergency numbers for the police, fire and the owner or agent responsible for the building with authority to take all necessary actions to deal with an emergency. ~~[The owner must also post the following information in the licensed rental housing:~~

~~Housing Inspections, Environmental Health Division, City of Bloomington, (952) 563-8934, Monday—Friday, 8:00 a.m. to 4:30 p.m. and e-mail envhealth@bloomingtonmn.gov.]~~

* * *

Section 2. That Chapter 15 of the City Code is hereby amended by deleting those words within brackets and [stricken through] and adding those words that are underlined, to read as follows:

CHAPTER 15: BUILDINGS AND STRUCTURES

ARTICLE I: BUILDING CODE

§ 15.01 ADOPTION OF THE MINNESOTA STATE BUILDING CODE AND INTERNATIONAL BUILDING CODES.

* * *

(a) *Mandatory enforcement provisions.* The following chapters of Minnesota Rules shall be enforced and administered without change by the city as mandatory provisions of the Minnesota State Building Code:

* * *

(19) Adoption of the 20~~[21]~~24 International Property Maintenance Code.

(b) *Optional enforcement provisions adopted.* The following chapters of Minnesota Rules, representing optional provisions of the Minnesota State Building Code as provided in part 1300.0060, are hereby adopted by the city without change and shall be enforced and administered by the city as a part of the State Building Code for the city:

(4) International Property Maintenance Code 20~~21~~24.

Section 3. That Appendix A of the City Code is hereby amended by deleting those words within brackets and [stricken through] and adding those words that are underlined, to read as follows:

APPENDIX A: FEE SCHEDULE

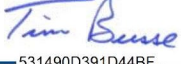
This appendix contains the various fees adopted by ordinance in the listed sections of the City Code.

Chapter 14: Licenses and Permits			
CODE SECTION	CROSS-REF	DESCRIPTION	FEE

§14.03	§14.569	Rental Housing	
		(A) Multiple-family dwelling, 5 or more units (apartment buildings and townhouse complexes ; includes state registered or licensed residential care facilities)	
		(1) [First unit p] Per building	\$ [160] <u>270</u>
		(2) Each [additional] unit	\$ [11] <u>20</u>
		(B) Group housing; includes state registered or licensed residential care facilities and single-family dwellings <u>having 7 or more individual tenants</u>	
		(1) Group housing, small: 1 to 10 beds	\$ [126] <u>225</u>
		(2) Group housing, medium: 11 to 25 beds. A separate food license is required.	\$ [255] <u>425</u>
		(3) Group housing, large: 26 or more beds, each bed. A separate food license is required.	\$ [11] <u>20</u>
		(C) Three- and four-plexes, three-four units	
		(1) [First unit p] Per building	\$ [130] <u>200</u>
		(2) Each [additional] unit	\$ [45] <u>75</u>
		(D) Duplexes	

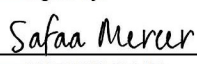
	(1) First unit	\$(130) 200
	(2) Second unit	\$(55) 100
	(3) Zero lot - each side	\$(130) 200
	(E) Single-family dwelling (house, townhouse)	\$(130) 200
	(F) Condominium (in building of owner-occupied units)	\$(102) 150
	(G) Accessory dwelling unit	\$(130) 200
	(H) Work/live dwelling units	
	(1) [First unit p] Per building	\$(130) 200
	(2) Each [additional-] unit	\$(11) 20
	(I) Rental reinspection fee, property owner or agent makes an appointment for an inspection but fails to appear for the inspection or allow access to the dwelling unit.	\$(100) 300

Passed and adopted this 14th day of October 2024.

DocuSigned by:

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Mayor

ATTEST:

Signed by:

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Secretary to the Council

APPROVED:

DocuSigned by:

 5664A80FA896406...

City Attorney