

ORDINANCE NO. 2014 _____

AN ORDINANCE AMENDING CHAPTERS 1, 10, 11, 12, 14, 15, 19 AND 21 AS THEY RELATE TO RENTAL HOUSING STANDARDS, WITH MISCELLANEOUS AMENDMENTS TO CHAPTER 14 FOR PROVIDING A LICENSE CATEGORY FOR FOOD SHELVES, UPDATING A STATUTORY REFERENCE FOR RETAIL FOOD AND CLARIFYING POOL CLOSURE CRITERIA, AND AMENDMENTS TO THE SCHEDULE OF CIVIL FINES FOR ADMINISTRATIVE OFFENSES UNDER CHAPTER 1, ARTICLE II OF THE CITY CODE.

The City Council of the City of Bloomington hereby ordains:

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

CHAPTER 1

INTERPRETATION AND ENFORCEMENT OF THE CITY CODE

ARTICLE II. ADMINISTRATIVE MEDIATION AND HEARING PROCESS

SEC. 1.11. CITY CODE PROVISIONS THAT ARE ADMINISTRATIVE OFFENSES.

A violation of the following provisions of the City Code shall be an administrative offense that may be subject to the administrative mediation and hearing process of this Article.

(31) Chapter 14, Article VIII, Rental Housing Code~~[Licenses and Regulations];~~

Section 2. That Chapter 10 of the City Code is hereby amended by deleting those words that are in ~~strikethrough~~ font contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 10

ENVIRONMENTAL CONTROL

ARTICLE VII. RECYCLING

SEC. 10.43. DEFINITIONS.

The following words or terms, when used in this Article, [shall] have the following meanings, unless the context indicates otherwise:

- (e) "Dwelling, multiple-family" means a building or portion thereof designed or used for use for residential occupancy by three or more families in separate dwelling units.
- (f) "Dwelling, single-family" means a building designed or used for residential occupancy by one family with or without an approved Accessory Dwelling Unit.
- (g) "Dwelling, two-family" means a building designed or used for residential occupancy by two families in separate dwelling units fully separated by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both units, including both duplexes and double bungalows but not including Accessory Dwelling Units.
- (h) "Dwelling unit" means one or more rooms designed for residential use by a single family that contain cooking, living, sanitary and sleeping facilities and that are physically separated from any other rooms or dwelling units which may be in the same structure.

~~["Dwelling unit" means a residential accommodation including complete kitchen facilities permanently installed which are arranged, designed, used or intended for use exclusively as living quarters for one family and not more than an aggregate of two roomers or boarders.]~~

- (f) "Glass or Plastic Recyclables" mean jars, bottles, and containers which are primarily used for packaging and bottling of various matter.
- (g) "Institution" includes public and private, and means public or private schools, churches, synagogues, nursing homes, daycare facilities, colleges, hospitals and similar establishments.
- ~~(h) "Multiple-family dwelling" means a building or portion thereof containing three or more dwelling units including detached, semi-detached and attached dwellings.~~
- (i) "Paper Recyclables" mean newsprint and office paper but does not include magazines or similar periodicals.
- (j) "Recycling" means the process of collecting and preparing recyclable materials and reusing the materials in their original form or using them in manufacturing processes that do not cause the destruction of recyclable materials in a manner that precludes further use.
- (k) "Recycling Facility" means an organization or business that collects recyclable materials.
- (l) "Recyclable Materials" means materials that are separated from refuse for the purpose of recycling and includes aluminum recyclables, can recyclables, corrugated cardboard, glass recyclables, paper recyclables and plastic recyclables.
- (m) "Refuse" means waste material, garbage, rubbish and yard waste as defined in Section 10.04 of the City Code.
- (n) "Separation" or "to separate" means to place and store recyclable materials in containers provided by the ~~City in a manner determined by the Department of Public Works~~ contracted refuse or recycling hauler.
- ~~(o) "Single family dwelling" means a residential building containing one dwelling unit including detached, semi-detached and attached dwellings.~~
- ~~(p) "Two-family dwelling" means a residential building containing two dwelling units including detached, semi-detached and attached building.~~

SEC. 10.44. SEPARATION AND COLLECTION OF RECYCLABLE MATERIALS FROM RESIDENTIAL DWELLING UNITS.

It ~~shall be~~ is the duty of every owner or occupant of a residential dwelling unit having recyclable materials which accumulate on the premises to separate recyclable materials from refuse, place the recyclable materials in a City approved container and set the recyclable materials out for collection in a manner that is designated by the City.

The City ~~shall~~ will ~~it~~ ensure that a service is available for the collection of recyclable materials from all residential dwelling units. The City ~~shall~~ will provide owners and occupants of residential dwelling units with information regarding authorized recycling procedures. ~~[As an alternative, e] Owners and occupants of residential dwelling units may also take recyclable materials to a recycling facility.~~ [approved by the City.]

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Section 3. That Chapter 11 of the City Code is hereby amended by deleting those words that are in ~~strikethrough~~ font contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 11

WATER, WASTEWATER, STORM WATER AND RECYCLING

* * *

ARTICLE V. RECYCLING

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SEC. 11.53. DEFINITIONS.

Dwelling, multiple-family - A building or portion thereof designed or used for use for residential occupancy by three or more families in separate dwelling units.

Dwelling, single-family - A building designed or used for residential occupancy by one family with or without an approved Accessory Dwelling Unit.

Dwelling, two-family - A building designed or used for residential occupancy by two families in separate dwelling units fully separated by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both units, including both duplexes and double bungalows but not including Accessory Dwelling Units.

Dwelling unit - One or more rooms designed for residential use by a single family that contain cooking, living, sanitary and sleeping facilities and that are physically separated from any other rooms or dwelling units which may be in the same structure.

~~["Dwelling unit" means a residential accommodation including complete kitchen facilities permanently installed which are arranged, designed, used or intended for use exclusively as living quarters for one family and not more than an aggregate of two roomers or boarders.]~~

~~["Fixed costs of recycling"]~~**Fixed costs of recycling – [i]**Include administration of the recycling program, promotion, coordination, billing and provision of containers.

~~["Multiple-family dwelling" means a building or portion thereof containing between three and eight dwelling units or a building or portion thereof containing nine or more dwelling units that uses residential recycling containers provided by the City.~~

~~"Single-family dwelling" means a residential building containing one dwelling unit including detached, semi-detached and attached buildings.~~

~~"Two-family dwelling" means a residential building containing two dwelling units including detached, semi-detached and attached dwellings.]~~

~~["Variable costs of recycling"]~~**Variable costs of recycling – [a]**Are the costs of collection, processing and marketing of recyclable materials.

Section 4. That Chapter 12 of the City Code is hereby amended by deleting those words that are in ~~strikethrough~~ font contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 12

PUBLIC PEACE AND SAFETY

ARTICLE I. GENERAL PROVISIONS

SEC. 12.01.01. DEFINITIONS.

When used in this Chapter, the following words, terms, and phrases shall have the following meanings, unless the context clearly indicates otherwise:

- (i) **Nuisance service call** - public officer response to a verified incident of any activity, conduct or condition occurring on private property that is likely to unreasonably interfere with the quiet enjoyment of neighboring properties or the safety, health, morals, welfare, comfort, or repose of the residents therein, including without limitation:

- (30) Rental of a dwelling unit without a license or in violation of the conditions of licensure in violation of ~~[Sections 14.510 or 14.515]~~Article VIII of Chapter 14 of this City Code.

Section 5. That Chapter 14 of the City Code is hereby amended by deleting those words that are in ~~strikethrough~~ font contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 14

LICENSES AND PERMITS

ARTICLE I. GENERAL PROVISIONS

SEC. 14.03. FEES.

Except as otherwise stated in this Code, the fees for the various licenses and permits shall be as hereinafter stated.

License/Permit	Required by Section	Annual Fee

Food Establishments

14.443

(A)	Type I Establishment, a large high-risk food establishment serving on average 500 or more meals per day; having 175 or more seats; or having 500 or more customers per day	
(1)	Food service or retail food establishment	1,100.00
(2)	School, kindergarten through grade 12	550.00
(3)	Daycare Center or Preschool	550.00
(4)	<u>Food shelf or other community food service providing meals for free</u>	<u>550.00</u>
(B)	Type II Establishment, a small high-risk food establishment serving on average fewer than 500 meals per day; having fewer than 175 seats; or having fewer than 500 customers per day	
(1)	Food service or retail food establishment	885.00
(2)	School, kindergarten through grade 12	442.50
(3)	Daycare Center or Preschool	442.50
(4)	<u>Food shelf or other community food service providing meals for free</u>	<u>442.50</u>
(C)	Type III Establishment, a medium risk food establishment serving mainly non-potentially hazardous foods and potentially hazardous foods prepared elsewhere and only heated or held cold onsite; or serving or retailing foods such as pizza carryout or delivery, requiring handling followed by heat treatment	
(1)	Food service or retail food establishment	550.00
(2)	School, kindergarten through grade 12	275.00
(3)	Daycare Center or Preschool	275.00
(4)	<u>Food shelf or other community food service providing meals for free</u>	<u>275.00</u>
(D)	Type IV Establishment, a food establishment with minimal food handling such as preparing coffee, hot dogs, blended or mixed drinks, packaged foods customers heat onsite, continental breakfasts, unpackaged baked goods made elsewhere	
(1)	Food service or retail food establishment	334.00
(2)	School, kindergarten through grade 12	167.00
(3)	Daycare Center or Preschool	167.00
(4)	<u>Food shelf or other community food service providing meals for free</u>	<u>167.00</u>
(E)	Type V Establishment, a food establishment with non-potentially hazardous food or food products sold in the original packaging	
(1)	Food service or retail food establishment	220.00
(2)	School, kindergarten through grade 12	110.00
(3)	Daycare Center or Preschool	110.00
(4)	<u>Food shelf or other community food service providing meals for free</u>	<u>110.00</u>

Rental Housing[Multiple dwelling]

[14.504]

14.569

- (A) Multiple-Family Dwelling, five or more units
 (Apartment[s], Buildings[,] and Townhouse[s]
Complexes)[, Duplexes, Tri-plexes, Four-plexes]

(1)	First unit per building		[80.00] 140.00
(2)	Each additional unit		[9.75] 10.00
(B)	<u>Housing with Services Dwelling</u>		
	<u>(Apartment Buildings and Townhouse Complexes)</u>	[14.537]	[6.25 per tenant inquiry]
	[Computerized Criminal History Inquiry on Prospective Tenants]		
(1)	First unit per building		140.00
(2)	Each additional unit		10.00
(C)	<u>Three- and Four-plexes, three-four units</u>		
(1)	First unit per building		115.00
(2)	Each additional unit		40.00
(D)	<u>Duplexes</u>		
(1)	First unit		115.00
(2)	Second unit		50.00
(3)	Zero Lot – each side		115.00
(E)	<u>Single-Family Dwelling</u>		115.00
	<u>(House, Townhouse)</u>		
(F)	<u>Condominium (in building of owner-occupied units)</u>		90.00
(G)	<u>Accessory Dwelling Unit in a single-family house</u>		115.00
* * *			
	[Single-family dwellings/room]	[14.510]	[82.00]
	[Single-family dwellings/Accessory Dwelling Unit]	[14.510/	[82.00]
		21.302.03]	
* * *			

SEC. 14.444. DEFINITIONS.

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- (e) **Lodging Establishment** - A "Lodging Establishment" is defined in Minnesota Statutes, Section 157.~~[45]~~22. Lodging establishments include, but are not limited to, hotels, motels, lodging houses, and boarding houses. Lodging establishments do not include rental dwellings as discussed in Section 14, Article VIII. Rental Housing Code~~[Licensing and Regulations]~~ of this City Code.

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**ARTICLE V. FOOD ESTABLISHMENT, LODGING ESTABLISHMENT
AND PUBLIC POOL REGULATIONS
Division A. Reserved**

SEC. 14.443. FINDINGS AND PURPOSE.

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- (a) Minnesota Statutes, Chapters 157, 327, ~~[and]~~28A, 31, 31A and 34A;

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Division B. Reserved

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SEC. 14.452. ADDITIONAL RESTRICTIONS FOR HEALTH AND SAFETY.

* * *

- (c) **Public Pools.** This Article specifically adopts the following additional standards for health and safety to Minnesota Rules, Chapter 4717:
- (1) When the public pool is not open for use, access to the pool shall be prevented.
 - (2) Minnesota Rules, Chapter 4717.3970, POOL CLOSURE, C. The pool shall be closed when the disinfection residual exceeds 10 parts per million for chlorine ~~[and 20 parts per million for bromine]~~in pools using cynauric acid. Pools using cynauric acid with disinfection residual of 5 to 10 parts per million chlorine ~~[and 10 to 20 parts per million bromine]~~may remain open if all other pool water conditions are met per Minnesota Rules, Chapter 4717.1750.

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ARTICLE VI. ~~[HOUSING LICENSES AND REGULATIONS]~~ TIME-OF-SALE HOUSING EVALUATIONS AND MANUFACTURED HOME PARK REGULATIONS.

Division A. ~~[Multiple Dwellings]~~ Reserved.

SEC. 14.498. ~~[PURPOSE.]~~ RESERVED.

~~[It is the purpose of this Division to protect the public health, safety and welfare of citizens of the City of Bloomington who have as their place of abode a room or rooms furnished to them for the payment of a rental charge to another.]~~

SEC. 14.499. ~~[INTENT.]~~ RESERVED.

~~[It is the intent of this Division to establish a permanent mode of protecting and regulating the living conditions of citizens of the City and further to provide a means of raising revenue or funds to help the City defray the costs necessary for inspections and enforcement of this Division.]~~

SEC. 14.500. ~~[DEFINITIONS.]~~ RESERVED.

~~[The following words and terms, when used in this Division, shall have the following meanings, unless the context clearly indicates otherwise:~~

~~**Boarding house or rooming house**—a dwelling unit where lodging with or without meals is provided for compensation and occupied by five (5) or more adult individuals. (See Family.)~~

~~**Family**—one (1) or more persons related by blood, marriage or adoption, including foster children, or a group of not more than four (4) adult individuals (excluding personal care attendants, in accordance with Minnesota Statutes, Sections 256B.04, Subdivision 16 and 256B.0625, Subdivision 19 and Minnesota Rules, Rule 9505.0335), occupying a dwelling unit. (See Boarding House.)~~

~~**Habitable room**—a room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding bathrooms, toilet rooms, laundries, pantries, foyers, communicating corridors, closets, storage spaces, and stairways.~~

~~**Multiple dwelling**—a building of any size or type occupied by more than one (1) family, including boarding houses and rooming houses. "Multiple dwelling" does not include hotels, motels, hospitals and homes for aged.~~

~~**Operate**—to charge a rental charge for the use of a unit in a multiple dwelling.~~

~~**Person**—any individual over one (1) year of age.~~

~~**Unit**—any habitable room or group of adjoining habitable rooms located within a multiple dwelling and forming a single family with facilities which are used or intended to be used for living, sleeping, cooking and eating.]~~

SEC. 14.501. ~~[REGISTRATION REQUIRED.]~~ RESERVED.

~~(a) — **Requirement**—No person shall operate a multiple dwelling in the City without first having properly made and filed a registration statement with the Issuing Authority. Any person filing such a registration statement thereby consents to be bound by all of the provisions of this Division. The registration statement shall be filed prior to the occupancy of the multiple dwelling. The registration statement shall be made and filed on forms furnished by the City for such purposes and shall set forth the following information:~~

~~(1) — Name and residence of the owner and, if a corporation, the registered office thereof.~~

~~(2) — The name and address of the multiple dwelling and the number of units to which the registration applies.~~

~~(3) — The name and address of the caretaker or manager responsible for the maintenance and care of the multiple dwelling.~~

~~(4) — The name and address of the owner's agent for the receipt of notices of violations of the provisions of this Division. The owner may designate any person residing in the City of Bloomington as his agent for this purpose.~~

~~(5) — Such other information as the Council may require.~~

~~(b) — **Execution of registration statement**—The registration shall be made by the owner if such owner is a natural person; if the owner is a corporation, by an officer thereof; if the owner is a partnership, by one of the partners; and if the owner is an unincorporated association, by the manager or managing officer thereof. Renewal of registrations as required annually by this Division may be made by filling out the required renewal form and mailing said form together with the required registration fee to the License Section.~~

- (c) ~~**Annual registration**~~— After registration approval, an annual license shall be issued for one (1) year from the date of approval, and shall be renewed annually on the anniversary date of such approval.
- (d) ~~**Registration fee**~~— Registration fees for multiple dwellings shall be as set forth in Section 14.03 of this Code and shall be due upon application for registration.

SEC. 14.502. [DISCRIMINATION; LISTS.]RESERVED.

[Pursuant to state law, the owner, operator, or agent in charge of any multiple dwelling licensed pursuant to this Division shall not discriminate on the basis of race, color, creed, religion, national origin, sexual orientation, marital status, status with regard to public assistance, disability, familial status, or sex in the making available of dwelling units to persons requesting a unit in the multiple dwelling. In order to carry out the provisions of this Section, the following shall be required:

- (1) ~~The owners, operators, or agents in charge of any multiple dwelling covered by this Division shall maintain on file in their office a waiting list indicating each person requesting a dwelling unit within the multiple dwelling, a current list of vacancies, and anticipated date of vacancies.~~
- (2) ~~The owners, operators, or agents in charge of any multiple dwelling covered by this Division shall post a sign in a conspicuous place stating that an availability list is maintained, that a list of vacancies is maintained and that a list of anticipated dates of vacancies is maintained. Any person who desires a dwelling unit within the multiple dwelling may request an inspection of the above described lists by an inspector of the City Division of Building and Inspection.~~
- (3) ~~The owners, operators, or agents in charge of any multiple dwelling covered by this Division shall on demand provide access to the lists described in this Section for review by an inspector or the Division of Building and Inspection of the City of Bloomington pursuant to a complaint of any person requesting a dwelling unit within the multiple dwelling.~~
- (4) ~~The lists described in this Section shall be confidential except that they shall be subject to review by inspectors of the City Division of Building and Inspection, by any court of law, by the State Department of Human Rights, and in addition by the Human Rights Commission of the City of Bloomington when a complaint is made alleging a violation of the provisions of this Section.~~
- (5) ~~Each list described in this Section shall be kept on file in the office of the owner, operator, or agent in charge of any multiple dwelling covered by this Division in a current status, making appropriate changes as notice of those changes are received. The part of the list that is no longer current shall be retained for a period of twenty four (24) months.~~
- (6) ~~It shall be a violation of this Division for the owner, operator, or agent in charge of any multiple dwelling covered by this Division to fail to post a sign as described in this Section, or to refuse an inspection of the lists described in this Section by an inspector of the Division of Building and Inspection, or to discriminate against any person requesting a dwelling unit within the multiple dwelling, or to fail to keep the lists as described in this Section.]~~

SEC. 14.503. [MAINTENANCE STANDARDS.]RESERVED.

[Every multiple dwelling shall maintain the following standards in addition to any other requirement of this Code or the laws of the State of Minnesota:

- (1) ~~**Plumbing facilities**~~—
 - (A) ~~Each unit shall have at least one (1) toilet, one (1) bathtub or shower stall, and one (1) kitchen sink or wash basin.~~
 - (B) ~~All required plumbing facilities and such other plumbing facilities as may be contained within a unit shall be kept in good working condition and properly connected to a water supply and sewage system. In addition, all common plumbing facilities shall be maintained in the same manner.~~
- (2) ~~**Rubbish and garbage disposal facilities**~~— Every multiple dwelling shall have and maintain in sanitary condition adequate facilities to accommodate the rubbish and garbage needs of the units. Such facilities shall consist of containers with tight covers for storage; and the owner, operator, or agent in control of such multiple dwellings shall be responsible for the removal of such garbage or rubbish. Further, the rubbish and garbage disposal facilities shall be properly screened in compliance with Chapter 19 or 21 of this Code.
- (3) ~~**Light, ventilation and heating**~~—
 - (A) ~~Every multiple dwelling shall provide adequate ventilation in accordance with the standards of Section 11-504 "Uniform Building Code Volume III Housing" adopted by reference into this Code, Chapter 15; and each habitable room shall have at least one (1) electrical outlet. In addition, each unit shall have heating facilities to maintain temperature control at not less than 68 degrees Fahrenheit in each habitable room at a distance of eighteen (18) inches above floor level under ordinary winter conditions.~~

(B) — The owner, operator or agent of a multiple dwelling shall be required to see that the required light, ventilation and heating facilities are properly installed, safely maintained and in good working condition. In addition, he shall be responsible for providing and maintaining in good working condition a lighting system which will provide two (2) footcandles of light in every public hallway and stairway.

(4) — **Building condition** — Each multiple dwelling shall be maintained by its owner, operator or agent so that the interior, foundations, exterior walls and roofs are reasonably weathertight, watertight and rodentproof and shall be kept in a condition of reasonable maintenance.

(5) — **Landscape condition** — Each multiple dwelling shall be maintained by its owner, operator or agent so that the yards, open spaces and parking facilities are kept in a condition of reasonable maintenance. In addition, adequate lighting facilities shall be provided and operated between the hours of sunset and sunrise; and snow plowing or snow shoveling shall be regularly accomplished to maintain all sidewalks and parking areas in a safe and passable condition.

(6) — **Safety from fire** — An owner, operator or agent of a multiple dwelling shall be responsible to comply with the applicable provisions of the Fire Prevention Code of the City.

(7) — **Safety and security for prevention from burglary and theft** — Each multiple dwelling licensed under this Division shall comply with Article V of Chapter 15 of this Code.

(A) — **Time for installation.**

(i) — All multiple dwellings constructed in the City of Bloomington after May 1, 1971, shall provide locking devices as provided in Article V of Chapter 15 of this Code on all entrance doors of each dwelling unit at least one (1) of which must be capable of being locked from the exterior.

(ii) — All existing multiple dwellings in the City of Bloomington shall provide locking devices as provided in Article V of Chapter 15 on all entrance doors of each dwelling unit as described in the first subparagraph of this paragraph when any such locks or doors are replaced.

(B) — **Responsibility for security.** The owner, operator, or agent in charge of the multiple dwellings covered by this Division shall be responsible for compliance with the terms and provisions of this Section.

(C) — **Security enforcement.** The Environmental Health Division Manager or designee is authorized and directed to administer and enforce the provisions of this Section. Said Manager may disapprove locking devices that do not meet the requirements of this Section.]

SEC. 14.504. [ENFORCEMENT.]RESERVED.

(a) — The Environmental Health Manager or designee is hereby authorized to make inspections reasonably necessary to the enforcement of this Division.

(b) — All police officers, sanitarians or health officers of the City may inspect the premises of a multiple dwelling when requested by the Environmental Health Manager or designee.

(c) — All persons authorized herein to inspect shall have the authority to enter, with or without a search warrant, at all reasonable times, any multiple dwelling which has a license pursuant to the provisions of this Division.

(d) — Persons inspecting any business, place or establishment as provided herein shall notify the license holder of all violations if any, by written notice.]

SEC. 14.505. [APPLICABLE LAWS.]RESERVED.

[Licenses shall be subject to all provisions of this Code and of the State of Minnesota relating to multiple dwellings; and this Division shall not be construed or interpreted to supersede any such other applicable ordinance or law.]

SEC. 14.506. [EMERGENCY NUMBERS.]RESERVED.

[It shall be the responsibility of the licensee to post, in a conspicuous location within each building, emergency numbers for the following:

(1) — police,

(2) — fire, and

(3) — the owner or person responsible for the building with authority to take all necessary actions to deal with the emergency.]

Division B. [Rental Room(s) in Single-Family Dwelling Units]Reserved.

SEC. 14.507. [PURPOSE.]RESERVED.

[The purpose of this Division is to protect the public health, safety, and the general welfare of the citizens of the City of Bloomington who have as their place of abode a room or rooms furnished to them for payment of a

rental charge (including money, services, or other type of consideration) to another. The general objectives include:

- (a) — To maintain a quality of character and stability of rental dwelling units within the City;
- (b) — To correct and prevent rental housing conditions that adversely affect or are likely to adversely affect the life, safety, general welfare and health, of persons occupying rental dwellings within the City of Bloomington;
- (c) — To assist in enforcing minimum standards for cooking, heating, and sanitary equipment necessary to the health and safety of occupants of rental dwellings;
- (d) — To assist in enforcing minimum standards of light and ventilation necessary to health and safety;
- (e) — To prevent the overcrowding of rental dwelling units;
- (f) — To assist in enforcing minimum standards for the maintenance of rental dwelling units to prevent slums and blight;
- (g) — To preserve the value of land and buildings throughout the City.]

SEC. 14.508. [INTENT.]RESERVED.

[It is the intent of this Division to establish a permanent mode of protecting and regulating the living conditions of residents of the City who rent single family dwelling units and rooms therein and to provide a means for imposing license fees to help the City defray the costs necessary for housing inspections and enforcement of this ordinance.]

SEC. 14.509. [DEFINITIONS.]RESERVED.

[The following words and terms, when used in this Division, shall have the following meanings, unless the context clearly indicates otherwise:

Accessory dwelling unit— A secondary dwelling unit that is:

- (A) — physically attached to or within a single family dwelling unit;
- (B) — subordinate in size to the single family dwelling unit;
- (C) — fully separated from the single family dwelling unit by means of a wall or floor, with or without a door;
- (D) — uses a separate entrance than the primary dwelling unit; and
- (E) — meets the definitional requirements for a Dwelling Unit (cooking, living, sanitary and sleeping facilities) as defined in Section 19.03.

Boarding house or rooming house— a dwelling unit where lodging with or without meals is provided for compensation and occupied by five (5) or more adult individuals.

Dwelling unit— one (1) or more rooms arranged for residential use containing cooking, living, sanitary and sleeping facilities and physically separated from any other rooms or dwelling units which may be in the same structure.

Family— one (1) or more persons related by blood, marriage or adoption, including foster children, or a group of not more than four (4) adult individuals (excluding personal care attendants, in accordance with Minnesota Statutes, Sections 256B.04, Subdivision 16 and 256B.0625, Subdivision 19 and Minnesota Rules, Rule 9505.0335), occupying a dwelling unit. This definition of family includes those persons renting rooms, pursuant to Bloomington City Code Section 19.27(c)(4) and Section 19.27.01(b)(2)(E). (See Boarding House.)

Housing Code— Adopted versions of the International Residential Code and International Property Maintenance Code as referenced in Section 15.01.

Housing Inspector— the Manager of the Environmental Health Division or designee.

Issuing Authority— the City of Bloomington License Section.

Rent— consideration paid for the use of the premises, including, but not limited to money, services, or a combination thereof; or shared housing expenses with persons not part of the homeowner's family.

Room— interior space enclosed by walls or separated from other similar spaces by walls or partitions.

Single-Family Dwelling Unit— a residential building containing one (1) dwelling unit and any approved Accessory Dwelling Unit.]

SEC. 14.510. [LICENSING OF RENTAL DWELLING UNITS.]RESERVED.

[It shall be unlawful for any owner to rent or cause to be rented within the City, any single family dwelling unit, including rooms within a dwelling unit, without having first obtained a license to do so as hereafter provided. This ordinance shall not apply to hospitals, nursing homes or other rental units used for human habitation which offer or provide medical or nursing services if such units are subject to state or federal licensing or regulations concerning the safety of the users, patients or tenants.]

SEC. 14.511. [~~APPLICATION FOR LICENSE.]RESERVED.~~

~~[Any owner who rents a dwelling unit or rooms within a dwelling unit prior to the effective date of this ordinance shall have ninety (90) days after the effective date to obtain a license. Any owner who desires to rent a dwelling unit or rooms within a dwelling unit after the effective date of this ordinance must obtain a license before doing so. Each license shall be issued annually and shall expire one (1) year from the date of issuance. An application for renewal of a license shall be filed with the Issuing Authority before the expiration date. Any renewal application not received before the expiration date shall be assessed a late fee.]~~

SEC. 14.512. [~~ISSUANCE OF LICENSE.]RESERVED.~~

~~[A license shall be issued by the Issuing Authority upon satisfaction of the following conditions:~~

- ~~(a) — A Housing Inspector has inspected the dwelling and finds that the requirements of the Housing Code, City Code, and applicable state laws have been met; and~~
- ~~(b) — The license applicant has paid the required license fee.]~~

SEC. 14.513. [~~LICENSE NOT TRANSFERABLE.]RESERVED.~~

~~[No license to rent a dwelling unit or rooms in a dwelling unit shall be transferable to another person. Every person holding a license shall give notice in writing to the Issuing Authority within three (3) days after having legally transferred or otherwise disposed of the legal control of any licensed rental dwelling unit or room. Such notice shall include the name and address of the person succeeding to the ownership or control of such rental dwelling unit or room.]~~

SEC. 14.514. [~~DENIAL OF LICENSE.]RESERVED.~~

~~[If the Issuing Authority denies a license application, the applicant may file a written appeal with the City Council within ten (10) days after notice of the denial and request a hearing before the City Council. The City Council shall either affirm, modify, or reverse the decision and state the reasons for such action.~~

~~The City Council may affirm the decision to deny the license if it finds as follows:~~

- ~~(a) — The Housing Inspector has not been permitted to inspect the premises proposed to be licensed;~~
- ~~(b) — That the license applicant has not met the requirements of the Housing Code, City Code or applicable state laws; or~~
- ~~(c) — That granting the license will be inimical to the public health, safety, or general welfare so as to create a public nuisance.~~

~~If an application for a rental license is denied, a written statement specifying the reasons for the denial shall be transmitted to the applicant.]~~

SEC. 14.515. [~~ENFORCEMENT.]RESERVED.~~

~~[If a Housing Inspector determines that a single-family dwelling unit or room therein violates any requirements of the Housing Code, City Code or applicable state laws, the Housing Inspector shall provide written notice to the owner of the premises stating the nature of the violations and a deadline for correcting the violations. The City may initiate appropriate civil and/or criminal action upon failure of an owner to correct any violation of the Housing Code, City Code or applicable state laws.]~~

SEC. 14.516. [~~SUSPENSION OR REVOCATION.]RESERVED.~~

~~[Any license granted pursuant to this Division may be suspended or revoked for cause upon reasonable notice and hearing before the City Council. Grounds for suspension or revocation of the license shall include, but not be limited to, any violation of the Housing Code, City Code or applicable state laws or failure to permit a required inspection by the Housing Inspector.]~~

SEC. 14.517. [~~DISPLAY OF LICENSE AND AVAILABILITY.]RESERVED.~~

~~[Licenses issued under this Division shall be prominently displayed on the premises of the structure, or produced on the request of a tenant or prospective tenant, and shall be available at reasonable times for inspection by the Housing Inspector.]~~

SEC. 14.518. [~~INSPECTIONS.]RESERVED.~~

- ~~[(a) — The City's Housing Inspectors are hereby authorized to make inspections reasonably necessary to the enforcement of this Division.~~
- ~~(b) — Persons inspecting any single-family dwelling unit or room therein shall notify the owner of the premises in writing of any violations. The notice shall direct that compliance be made in not less than fifteen (15) days unless extended by the Housing Inspector based on good cause.]~~

SEC. 14.519. [~~LICENSE FEE.~~RESERVED.]

- ~~[(a) — The license fee shall be for each residential rental dwelling unit owned by an applicant, which shall be paid at the time of initial license application and each renewal of a license. Each license shall be renewed annually. The license fee shall be as set forth in Section 14.03 of this Code.~~
- ~~(b) — No refund of the license fee shall be made to a licensee discontinuing operation or who sells, transfers, gives away or otherwise disposes of a license building to another person, firm or corporation.~~
- ~~(c) — A late fee shall be assessed for a license fee received after the renewal date.]~~

SEC. 14.520. [~~EFFECTIVE DATE.~~]

~~[This ordinance shall take effect on November 1, 1989.]~~

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Division C. Time-of-Sale Housing Evaluations

* * *

SEC. 14.524. EXCEPTIONS.

The provisions of Section 14.523 do not apply to:

- (a) Any newly constructed dwelling when title is transferred to the first owner;
- (b) Any multiple dwelling currently ~~[registered]~~licensed under ~~[Section 14.501]~~Article VIII. of this Chapter;

* * *

DIVISION D. [~~COMPUTERIZED CRIMINAL HISTORY INQUIRIES ON PROSPECTIVE TENANTS~~RESERVED.]

SEC. 14.535. [~~PURPOSE.~~RESERVED.]

~~[The City Council finds that repeated police calls to certain rental units in the City occupied by persons with criminal histories have taxed law enforcement resources. The City Council also finds that persons residing in rental units who engage in disorderly conduct have created a hostile environment for others living in close proximity, thereby threatening the public safety. In order to preserve and protect the City's neighborhoods and to promote public safety, the City Council enacts this Division of the City Code.]~~

SEC. 14.536. [~~DEFINITIONS.~~RESERVED.]

~~[The following words and terms, when used this Article, shall have the following meanings, unless the context clearly indicates otherwise:~~

~~**Computerized criminal history inquiries**—criminal histories obtained through the Minnesota Bureau of Criminal Apprehension's computerized criminal history system.~~

~~**Prospective tenant**—a person who has completed a written application to rent a particular rental unit owned or managed by the person requesting that a computerized criminal history inquiry be conducted on the prospective tenant.]~~

SEC. 14.537. [~~REQUESTS TO CONDUCT COMPUTERIZED CRIMINAL HISTORY INQUIRIES ON PROSPECTIVE TENANTS; FEE.~~RESERVED.]

~~[An owner or manager of rental property licensed under this Code and located within the City may request that the Bloomington Police Department conduct a computerized criminal history inquiry of a prospective tenant of such rental property, provided the conditions in Section 14.538 of this Division are met. The request shall be on a form approved by the Police Department, and the Department may charge a fee as established by the City Council.]~~

SEC. 14.538. [~~COMPUTERIZED CRIMINAL HISTORY INQUIRIES OF PROSPECTIVE TENANTS.~~RESERVED.]

~~[The Bloomington Police Department may conduct computerized criminal history inquiries of prospective tenants if the owner or manager of the rental property has satisfied the following conditions:~~

- ~~(a) — The owner or manager represents that the person on whom the computerized criminal history inquiry is conducted is a prospective tenant.~~
- ~~(b) — The prospective tenant has signed an Informed Consent and Waiver form that complies with Minnesota Statutes Section 13.05, Subdivision 4(d), agreeing to a computerized criminal history inquiry. No information shall be obtained from the Minnesota Criminal Justice Data Communication Network if an Informed Consent and Waiver form has not been received by the Police Department.~~
- ~~(c) — The owner or manager has completed the approved Request form for a computerized criminal history inquiry.~~
- ~~(d) — The owner or manager has paid the fee for the computerized criminal history inquiry.]~~

* * *

Division E. Manufactured Home Parks, Recreational Camping Areas and Youth Camps

SEC. 14.543. LICENSE AND PLAN REVIEW.

(b) **Site Plan Review Application Contents.** The applicant for a site plan review must make application in writing upon a form provided by the Issuing Authority setting forth at least the following:

- (11) **Lease.** A copy of the lease agreement used for the rental of individual unit sites on the property along with a copy of the current rental license issued by the City pursuant to Chapter 14, Article VIII[Sections 14.507–520] of this City Code for each individual unit available for rental. The lease must prominently contain a condition stating that failure to maintain the manufactured home and unit site in compliance with all applicable state laws and regulations, as well as this City Code [shall] constitutes breach of the lease and may subject the unit and its occupants to eviction from the property.

ARTICLE VIII. RENTAL HOUSING CODE

Division A. General Provisions

SEC. 14.566. PURPOSE AND INTENT.

- (a) The purpose of this Article is to protect the health, safety and general welfare of residents of the City of Bloomington living in dwellings furnished to them through payment of money or services to the owner of the property or designee. The general objectives of this Article include:
- (1) To maintain a quality of character and stability of rental dwellings.
 - (2) To correct and prevent conditions that adversely affect, or are likely to adversely affect the life, safety, welfare and health of occupants of rental dwellings.
 - (3) To provide minimum standards for cooking, heating and sanitary equipment necessary to the health and safety of the occupants of rental dwellings.
 - (4) To provide minimum standards for light and ventilation necessary for the health and safety of occupants of rental dwellings.
 - (5) To provide minimum space standards to prevent overcrowding.
 - (6) To provide standards for maintenance of rental dwellings to prevent blight and slums.
 - (7) To preserve the value of land and buildings throughout the City.
- (b) The intent of this Article is to establish a permanent mode of protecting and regulating the living conditions of residents of the City who rent dwellings and to provide a means for imposing license fees to help the City defray the costs necessary for housing inspections and enforcement of this Article.
- (c) It is not the City's intent to intrude upon the fair and accepted contractual relationship between tenant and landlord. The City does not intend to intervene as an advocate of either party, or to act as an arbiter, or to be receptive to the complaints from a tenant or landlord not specifically and clearly relevant to the provisions of this Article. In the absence of such relevancy with regard to rental disputes, it is intended that the contracting parties exercise such legal rights as are available to them without the intervention of the City.

SEC. 14.567. ADOPTED BY REFERENCE.

For the purpose of prescribing regulations governing rental dwellings, the City of Bloomington hereby adopts the 2012 International Property Maintenance Code. Where differences occur between provisions of this Ordinance and the referenced standards, the provisions of this Ordinance apply. A copy of the 2012 International Property Maintenance Code will be maintained on file and available to the public to view upon request in the Community Development Department.

SEC. 14.568. DEFINITIONS.

The following words and terms, when used in this Article have the following meanings, unless the context clearly indicates otherwise. Terms not defined in this Article, which are defined in codes adopted by reference in Sections 14.567 and 15.01, have the meanings ascribed to them as stated in those codes.

Accessory dwelling unit - A secondary dwelling unit that is:

- (a) physically attached to or within a single family dwelling unit;
- (b) subordinate in size to the single family dwelling unit;
- (c) fully separated from the single family dwelling unit by means of a wall or floor, with or without a door;

- (d) uses a separate entrance than the primary dwelling unit; and
- (e) meets the definitional requirements for a Dwelling Unit (cooking, living, sanitary and sleeping facilities) as defined in Section 19.03.

Agent – An employee or other person residing within the seven county metro area appointed by the owner or licensee to receive notices from the City and correct violations.

Boarding house or rooming house - A dwelling unit where lodging with or without meals is provided for compensation and occupied by five (5) or more individuals. See Article V. of Chapter 14 for licensing and inspection requirements for boarding houses under lodging establishments.

Dwelling, multiple-family - A building or portion thereof designed or used for use for residential occupancy by three or more families in separate dwelling units.

Dwelling, single-family - A building designed or used for residential occupancy by one family with or without an approved Accessory Dwelling Unit.

Dwelling, two-family - A building designed or used for residential occupancy by two families in separate dwelling units fully separated by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both units, including both duplexes and double bungalows but not including Accessory Dwelling Units.

Dwelling unit - One or more rooms designed for residential use by a single family that contain cooking, living, sanitary and sleeping facilities and that are physically separated from any other rooms or dwelling units which may be in the same structure.

Family - One or more persons related by blood, marriage or adoption, including foster children, or a group of not more than four persons (excluding personal care attendants, in accordance with Minnesota Statutes, Sections 256B.04, Subdivision 16 and 256B.0625, Subdivision 19a and Minnesota Rules, Rule 9505.0335), occupying a dwelling unit. This definition includes a functional household as defined in this Article of City Code, as well as those persons renting rooms.

Functional Household - A household consisting of the owner of the property or a qualifying relative occupant for homestead purposes in Hennepin County, in addition to three or fewer other persons living and cooking together with a shared kitchen, whether or not they are related by blood, marriage or adoption.

Habitable space – An approved space in a structure used for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces, and similar areas are not considered habitable spaces.

Housing Inspector - The Environmental Health Division Manager or designee, and has the same meaning as “Code Official” as used in the International Property Maintenance Code adopted by reference.

Housing with services dwelling unit – A dwelling unit containing cooking, living, sanitary and sleeping facilities physically separated from other dwelling units of a housing with services establishment as defined by Minnesota Statutes 144D.01, Subd. 4 (a). See Article V. of Chapter 14 for licensing and inspection requirements for lodging establishments for housing with services rooms or beds.

Interested Party - Any natural person, partnership, limited partnership, corporation, trust, political subdivision of the state or any other legally recognized organization having legal or equitable interest in the property, including any known lessee or tenant of a rental unit, any known mortgage holder or holder of a secured interest in the property, any known person holding an unrecorded contract for deed, any known mortgagee or vendee in physical possession of the property, any insurer of the property, any agent, operator, firm or corporation responsible for the maintenance or operation of the property.

Issuing Authority - The City of Bloomington Licensing Section.

Owner - The fee title owner of the property as recorded in official records of the state, county or municipality, including the guardian of the estate of any such owner, and the executor or administrator of the estate of such owner if ordered to take possession of the real property by a court or the duly authorized agent of that owner.

Prospective tenant - A person who has completed a written application to rent a particular rental unit owned or managed by the person requesting that a criminal history inquiry be conducted.

Person - Any individual over one year of age.

Rent - Consideration paid for the use of the premises, including, but not limited to money, services, or a combination thereof, or shared housing expenses with persons not part of the homeowner's immediate family.

Rental lease – A written contract between an owner, agent or manager, and a tenant(s), whereby the tenant makes rent payments in order to occupy the dwelling unit or accessory dwelling unit. The rental lease also includes language that relates to the obligations of both parties to the contract and has the same meaning as a rental agreement.

Room - Interior space enclosed by walls or separated from other similar spaces by walls or partitions.

Tenant – A person(s) who rents a dwelling unit or accessory dwelling unit.

Division B. Rental Housing Licensing

SEC. 14.569. LICENSE REQUIRED.

No person will allow to be occupied, let or offered to let to another for occupancy, any dwelling unit unless the owner has first obtained a license or provisional license under the terms of this Article. The practice of pre-leasing new rental construction is exempt from the provisions of this Section.

SEC. 14.570. APPLICABILITY AND EXCEPTIONS.

- (a) The provisions of this Article apply to all rented multiple-family dwelling units, housing with services dwelling units, two-family dwelling units, single dwelling units or an accessory dwelling unit within owner-occupied dwellings, as well as to rented condominiums, townhouses and leasehold cooperative dwelling units, as those terms are defined in Minnesota Statutes, Section 273.124, Subd. 6; Minnesota Statutes, Chapter 515A and 515B; Minnesota Law; and this Article.
- (b) The provisions of this Article do not apply to:
- (1) Owner-occupied homes.
 - (2) Owner-occupied dwelling units in a cooperative, condominium or townhouse building.
 - (3) Dwelling units occupied by a qualifying relative occupant for homestead purposes in Hennepin County.
 - (4) Rooms rented for up to three persons when the owner or qualifying relative occupant for homestead purposes resides in the single-family dwelling.
 - (5) Lodging establishments such as hotels, motels, boarding houses, kindergarten through grade 12 student dormitories, housing with services rooms or beds, and bed and breakfasts licensed under Section 14.446 of this Code.
 - (6) Hospitals, nursing homes or other institutional beds or rooms used for human habitation where medical and/or mental health treatment services are provided and licensed by state or federal agencies concerning the safety of the users or patients.
 - (7) The City jail, college student dormitories, parsonages, parish houses, nunneries, monasteries, manses and rectories.
 - (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 Hennepin County Recorder's Office and a copy is provided to the City upon request.

SEC. 14.571. APPLICATION FOR LICENSE.

Any owner who desires to rent dwelling units within a multiple-family building(s), a single dwelling unit(s) or accessory dwelling unit(s) within a dwelling unit, must first obtain a license per this Division 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.

SEC. 14.572. ISSUANCE OF LICENSE.

A license will be issued by the Issuing Authority upon satisfaction of the following conditions:

- (a) The license applicant has completed the rental license application;
- (b) The license applicant has paid the required license fee and any additional fees, if applicable; and
- (c) For all initial license applications, the multiple-family building(s), two-family dwelling units, single-family dwelling unit(s) or accessory dwelling unit(s) must first be inspected by the Housing Inspector and the Housing Inspector finds that the requirements of the Rental Housing Code, City Code, and applicable state laws have been met.

SEC. 14.573. LICENSE FEE.

- (a) The license fee is as set forth in Section 14.03 of this Code.
- (b) No refund of the license fee will be made to a licensee discontinuing operation or who sells, transfers, gives away or otherwise disposes of a licensed building(s) or dwelling unit(s) to another person, firm or corporation.
- (c) A late fee will be assessed for a license application and fee received after the expiration date.

SEC. 14.574. PROVISIONAL LICENSE.

- (a) The Housing Inspector may issue a provisional license to the owner of a rental dwelling who has submitted an application, paid the license fee and the Housing Inspector has conducted an initial inspection resulting in written orders to correct violations that do not prevent occupancy. A provisional license authorizes the continued occupancy of the rental dwelling unit(s) in actual existence, pending issuance of a rental

dwelling license. A provisional license is valid for up to 180 days until a license is issued or it is determined that license requirements have not been met and the City will not issue a license.

- (b) The Housing Inspector may change an existing license to a provisional license when the Housing Inspector has conducted an inspection resulting in written orders to correct violations that do not prevent occupancy. A provisional license authorizes the continued occupancy of the rental dwelling unit(s) in actual existence, pending issuance of a rental dwelling license. A provisional license is valid for up to 180 days until a license is issued or it is determined that license requirements have not been met and the City will not issue a license.

SEC. 14.575. RENTAL HISTORY.

The Issuing Authority must consider the applicant's rental property management history when making the determination to issue or renew a rental license. An applicant that has a majority ownership interest or management role in other rental properties that are, or have been in the preceding five years, suspended, revoked or placed in provisional license status, will be ineligible for new or additional rental licenses for a period of five years from the suspension, revocation or issuance of the provisional license. At the end of that five year period of license ineligibility, upon re-application the applicant must demonstrate to the Issuing Authority and the Housing Inspector that the applicant is willing and able to manage the property in a manner that is consistent with the public health, safety and welfare and in compliance with all applicable laws. An applicant who is denied a rental license will receive written notice of the denial, the reasons therefore and the procedure by which the applicant may request a hearing before the City Council pursuant to Section 14.578 of this Article.

SEC. 14.576. LICENSE NOT TRANSFERABLE.

A license issued pursuant to this Article is for the property owner and the premises named on the approved license application. No transfer of a license is permitted from place to place or from the owner to another person or entity without complying with the requirements of an original application, except in the case in which an existing licensee is merely changing a business or corporate name or in the case in which an existing non-corporate licensee is incorporating and the incorporation does not affect the ownership or control of the property or rental business. Every licensee must give notice in writing to the Issuing Authority within three days after having legally transferred or otherwise disposed of the legal control of any licensed rental building(s), dwelling unit(s) or accessory dwelling unit(s). The notice must include the name and address of the person or legal entity succeeding to the ownership or control of such rental building(s), dwelling unit(s) or accessory dwelling unit(s).

SEC. 14.577. OCCUPANCY LIMITS AND NO SUBLETTING.

An owner may adopt standards that reduce the maximum allowed occupancy of a dwelling unit from the standards set forth herein. The maximum permissible occupancy of any licensed rental dwelling unit is determined according to the 2012 International Property Maintenance Code and as follows:

- (a) Not more than one family, except for temporary guests, will occupy a licensed rental dwelling unit.
(b) No one will lease a licensed rental dwelling unit to more than four unrelated persons.
(c) 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.

SEC. 14.578. DENIAL OF LICENSE.

If the Issuing Authority denies a license application, the applicant may file a written appeal with the City Council within ten days of the denial notice and request a hearing before the City Council. The City Council will affirm, modify, or reverse the decision and state the reasons for such action.

The City Council may affirm the decision to deny the license if it finds as follows:

- (a) The Housing Inspector has not been permitted to inspect the premises proposed to be licensed;
(b) That the license applicant has not met the requirements of the Rental Housing Code, City Code or applicable state laws;
(c) That granting the license will be inimical to the public health, safety, or general welfare so as to create a public nuisance; or
(d) The recipient of a provisional license has not corrected violations to the Housing Inspector's satisfaction by the 180-day expiration date.

If an application for a rental license is denied, a written statement specifying the reasons for the denial will be transmitted to the applicant.

SEC. 14.579. DISPLAY OF LICENSE AND AVAILABILITY.

Licenses issued under this Division 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

SEC. 14.580. ADDITIONAL REGULATIONS FOR HEALTH, SAFETY AND MAINTENANCE.

This Division specifically adopts the following additional requirements for health, safety and maintenance to the 2012 International Property Maintenance Code. Where differences occur between provisions of this Division and the referenced standards, the provisions of this Division apply.

- (a) **Agent Required** – Each licensee or owner of a rental dwelling 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 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 dwelling unit is changed. The written notice must be provided to the Issuing Authority within 48 hours of such change.
- (b) **Defacement of Property and/or Graffiti** – The City will use the requirements and procedures set forth in Section 12 of this Code for defacement of property and/or graffiti.
- (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 dwelling or accessory dwelling unit: Housing Inspections, Environmental Health Division, City of Bloomington, (952) 563-8934, Monday-Friday, 8 AM to 4:30 PM and e-mail envhlth@bloomingtonmn.gov.
- (d) **Entry/Exit Doors** – All exterior doors in common areas of multiple family buildings must be self-closing and self-latching.
- (e) **Food Preparation Areas** – All dwelling units must be provided with an approved cooking appliance such as a stove top with an oven, an approved appliance for cold food storage such as a full-sized refrigerator, and an approved kitchen sink. Microwave and toaster-style ovens, dormitory-style refrigerators and bathroom hand washing sinks are not approved kitchen appliances.
- (f) **Garbage and Recycling** –
 - (1) Every multiple-family dwelling, except those with curbside collection services as required in subpart (2) below, must have and maintain in sanitary condition adequate facilities to accommodate the garbage and recycling needs of the dwelling units. Such facilities must consist of containers with tight covers for storage; and the owner of such multiple dwellings is responsible for providing collection service for both garbage and recycled materials in compliance with Chapter 10 of this Code. Further, the garbage and recycling facilities must be in compliance with Chapter 19 and 21 of this Code.
 - (2) Every single-family dwelling or single-family dwelling with a rented accessory dwelling unit must have garbage and recycling curbside collection service with containers with tight covers for storage. The containers must be placed out for collection and stored in compliance with Chapter 10 of this Code.
- (g) **Heat supply** –
 - (1) Every owner of any building who rents one or more dwelling units or an accessory dwelling unit, must furnish a supply of heat to the occupants thereof to maintain a temperature of not less than 68°F (20°C) in all habitable spaces, bathrooms and toilet rooms measured at three feet above the floor near the center of the room, regardless of the heating supply design capacity.
 - (2) Cooking appliances and unapproved portable space heaters must not be used as a means to provide required heating.
- (h) **Housing with Services Dwelling Units** – The Housing Inspector will enforce all applicable regulations of the state lodging code, Minnesota Rules Chapter 4625, as adopted in Section 14.443 of this Code, in addition to the International Property Maintenance Code and this Article, in establishments registered with the Minnesota Department of Health as Housing with Services. See Article V. of Chapter 14 for licensing and inspection requirements for lodging establishments for housing with services rooms or beds.
- (i) **Insect Screens** - At all times every door, window and outside opening required for ventilation of habitable spaces, food preparation and storage spaces must be supplied with approved tight-fitting screens of a minimum 16 mesh per inch and every screen door used for insect control must have a self-closing device in good working condition.
- (j) **Means of Appeal** – The City will use the procedures set forth in Article II. Civil Hearing Process of Section 1 of this Code.

- (k) **Motor Vehicles** – The City will use the requirements and procedures set forth in Section 19.45 of this Code for the regulation of motor vehicles at rental properties.
- (l) **Pest Control** – The owner of the rental dwelling is responsible for providing professional pest control services and must provide written documentation of such services when requested by the Housing Inspector.
- (m) **References** – All references to the International Building, Plumbing and Existing Building codes in the International Property Maintenance Code are replaced with the Minnesota State Building Code.
- (n) **Smoke and Carbon Monoxide Alarms** – The City enforces the requirements for carbon monoxide alarms found in Minnesota Statutes 299F.50 and 299F.51. Smoke and carbon monoxide alarms provided in licensed rental dwelling units must be those designed with a test button that when pressed tests the function of the alarm.
- (o) **Snow Removal** - Snow plowing or snow shoveling must be regularly accomplished to maintain all sidewalks and parking areas in a safe and passable condition.
- (p) **Swimming Pools, Hot tubs and Spas** - The City will use the requirements and procedures set forth in Article V. Food Establishments, Lodging Establishment and Public Pools of Section 14 of this Code for public pools and Section 15, Article VI. of this Code for Private Residential Swimming Pools.
- (q) **Weeds, Tall Grass and Brush** –The City will use the requirements and procedures set forth in Article VI. Weeds and Brush of Chapter 10 of this Code.
- (r) **Zoning** – The City will use the zoning requirements set forth in Chapters 19 and 21 of this Code.

Division D. Crime-Free Rental Housing

SEC. 14.581. PURPOSE.

The City Council finds that repeated police calls to certain rental dwelling units in the City occupied by persons with criminal histories have taxed law enforcement resources. The City Council also finds that persons residing in rental dwelling units who engage in disorderly conduct or cause nuisance conditions create a hostile environment for others living in close proximity, thereby threatening the public safety. In order to preserve and protect the City's neighborhoods and to promote public safety, the City Council enacts this Division of the City Code.

SEC. 14.582. CRIMINAL HISTORY INQUIRIES REQUIRED.

An owner of rental property licensed under this Article must conduct a criminal history inquiry of all prospective tenants and maintain documentation of the inquiry as long as the tenant resides at the property. Documentation of the tenant criminal history inquires such as a receipt demonstrating an inquiry was conducted must be made available for inspection upon request by the Police or the Housing Inspector. Criminal history inquires must include the following:

- (a) A statewide (Minnesota) criminal history check of all prospective tenants covering at least seven years including all misdemeanor, gross misdemeanor and felony convictions; the check must be done utilizing the most recent update of the state criminal history files.
- (b) A statewide criminal history check from the prospective tenant's previous state of residence covering at least seven years including all misdemeanor, gross misdemeanor and felony convictions, if available, if the tenant is moving directly from the previous state.
- (c) A criminal history check of any prospective tenant in their previous states of residence, if available, covering the last seven years including all misdemeanor, gross misdemeanor and felony convictions if they have not resided in Minnesota for seven years or longer.

SEC. 14.583. TENANT REGISTER REQUIRED.

The owner of a rental property licensed under this Article must, as a continuing obligation of the rental license, maintain a current register of tenants and other persons who have a lawful right to occupy a specific licensed dwelling unit within the multiple-family building, two-family building or single-family dwelling. In the rental license application, the applicant must designate the person or persons who will have possession of the register; and must promptly notify the Issuing Authority of any change of the identity, address or telephone numbers of such persons. The register must be available for inspection by the Police or Housing Inspector at all times.

SEC. 14.584. DISORDERLY BEHAVIOR AND NUISANCE CONDITIONS LEASE PROVISIONS REQUIRED.

Owners of rented dwellings or accessory dwelling unit licensed under this Article must only allow occupancy of the dwelling after a written tenant lease of at least 30 days has been signed by both the owner or owner's designee and the tenant(s). All tenant leases must include a Disorderly Behavior and Nuisance Conditions Addendum prohibiting disorderly behavior and nuisance conditions identified in Section 14.585. The Disorderly Behavior and Nuisance Conditions Addendum must be incorporated into every new or renewed lease for a tenancy beginning January 1, 2015.

SEC. 14.585. DISORDERLY BEHAVIOR AND NUISANCE CONDITIONS AT LICENSED RENTAL DWELLINGS.

- (a) It is the owner's responsibility to ensure the tenants, the tenant's family members and the guests of any tenant or tenant's family member do not engage in disorderly behavior or create nuisance conditions in the rental dwelling unit. For the purposes of this section, rental dwelling unit includes the unit the tenant, family member or guest occupy and the common areas in and outside of the building where the rental dwelling unit is located.
- (b) For the purposes of this section, disorderly behavior and nuisance conditions may include, but are not limited to, the following:
- (1) Drug-related illegal activity in the rental dwelling unit. Drug-related illegal activity means the illegal possession or constructive possession, manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell or distribute a controlled substance as defined in the Controlled Substance Act [21 U.S.C. 802], or possession of drug paraphernalia per Minnesota Statutes 152.092.
 - (2) Acts of violence or threats of violence including, but not limited to, discharge of firearms, prostitution, intimidation or any other act that otherwise jeopardizes the health, safety or welfare of the owner, manager, agent, other tenants, tenant's family members, guests or neighboring property owners.
 - (3) Violation of Minnesota Statute, Section 609.72. (Disorderly Conduct)
 - (4) Violation of Minnesota Statutes 609.66, Subd. 1a, 609.67 or 624.713. (Unlawful use or possession of a firearm or weapon)
 - (5) Violation of Minnesota Statute 609.50. (Obstructing Legal Process)
 - (6) Violation of Minnesota Statutes 609.74 and 609.745. (Public Nuisance)
 - (7) Violation of Minnesota Statutes 145A.02, Subd. 17. (Public Health Nuisance)
 - (8) Violation of Bloomington City Code, Section 10.30. (Nuisance Noise)
 - (9) Violation of Bloomington City Code, Section 12.03 Public Nuisances: (5) storage of dangerous substances; (18) clandestine lab; (19) improper sewage disposal; (22) animal carcasses; to include, but not limited to (23), (24), (25) and (26) for grossly unsanitary dwellings; and (27) infestations of vermin.
 - (10) Violation of Bloomington City Code, Section 12.13-12.14. (Unlawful gatherings and Disorderly House)
 - (11) Violation of Bloomington City Code, Section 12.36. (Firearms and Weapons)
 - (12) Violation of Bloomington City Code, Section 12.89.01. (Social Host)
- (c) For the purposes of verifying instances of disorderly conduct in violation of this Section, the following are exceptions:
- (1) An "emergency call," within the definition of Minnesota Statutes Section 609.78, Subd. 3, will not be considered an instance of disorderly behavior for purposes of determining whether a license will be denied, suspended, non-renewed or revoked where the victim and suspect are "Family or household members" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B 01, Subd.2 (b) and where there is a report of "Domestic Abuse" as defined in the Domestic Abuse Act, Minnesota Statutes, Section 518B 01, Subd. 2 (a).
 - (2) An "emergency call," within the definition of Minnesota Statutes Section 609.78, Subd. 3, will not be considered an instance of disorderly behavior for purposes of determining whether a license will be denied, suspended, non-renewed or revoked where the call is a result of a tenant, a member of a tenant's household, or guest taking action to seek emergency assistance that is protected by Minnesota State Statute 504B.205, Residential tenant's right to seek police and emergency assistance.

SEC. 14.586. DISORDERLY BEHAVIOR AND NUISANCE CONDITIONS VIOLATION NOTICES.

- (a) First Instance. Upon determination by the Police or Housing Inspector that a rental dwelling unit was the location of disorderly behavior or nuisance conditions in violation of this Division, the Police or Housing Inspector will notify by first class mail the owner and tenant of the violation and direct the owner to take steps to prevent further disorderly behavior or nuisance conditions. Civil fines may also be issued.
- (b) Second Instance. If a second instance of disorderly behavior or nuisance conditions occurs at a rental dwelling unit within 24 months after the first instance of disorderly behavior or nuisance conditions at the same unit for the same tenant(s) or guest(s) of the same tenant(s), the Police or Housing Inspector will notify by first class mail the owner and tenant of the violation and direct the owner to submit, within ten days of the date of the notice, a written report of all actions taken by the owner since the violation notice and actions he/she intends to take to prevent further disorderly behavior or nuisance conditions. Civil fines may also be issued.

(c) Third Instance. If a third instance of disorderly behavior or nuisance conditions occurs at a rental dwelling unit within 24 months after the second notice of disorderly behavior or nuisance conditions at the same unit for the same tenant(s) or guest(s) of the same tenant(s), the rental dwelling unit license may be revoked, suspended or not renewed by the City Council upon the recommendation of the Police or Housing Inspector. The Police or Housing Inspector makes the decision to recommend revocation, suspension or non-renewal of the license and submit the recommendation to the City Council within 15 days of the third instance of disorderly behavior or nuisance conditions. Civil fines may also be issued.

SEC. 14.587. POSTPONING LICENSE ACTIONS.

No adverse license action will be imposed where the instance of disorderly behavior or nuisance conditions occurred during pending eviction proceedings or within 30 days of notice given by the owner to a tenant to vacate the rental dwelling unit. However, adverse license action may proceed when the owner fails to diligently pursue the eviction process. Further, an action to deny, revoke, suspend or not renew a license based upon violations of this Division may be postponed or discontinued at any time if the owner has taken appropriate measures, which will prevent further instances of disorderly behavior and nuisance conditions, which may include a failed eviction process.

SEC. 14.588. DETERMINING DISORDERLY BEHAVIOR OR NUISANCE CONDITIONS.

A determination that the rental dwelling unit has been the location of disorderly behavior or nuisance conditions is based upon a preponderance of the evidence and is not dependent upon the filing or conviction of criminal charges. Civil enforcement actions provided in this Division are non-exclusive. Nothing in this Division may be construed to limit the City's other available legal remedies for any violation of the law, including without limitation, license sanctions, criminal, civil and injunctive actions. In addition, violations or failure to pay civil fines may result in future license ineligibility.

Division E. Inspections and Enforcement

SEC. 14.589. SANCTIONS AND PENALTIES.

- (a) **License Suspension or Revocation.** Any license granted pursuant to this Division may be suspended or revoked for cause upon reasonable notice and hearing before the City Council. Grounds for suspension or revocation of the license include, but are not be limited to:
- (1) Any violation of City Code or applicable state laws, rules or regulations or failure to permit a required inspection by the City;
 - (2) Fraud, misrepresentation, or false statement contained in a license application;
 - (3) Fraud, misrepresentation, or false statement made in the course of carrying on the licensed rental property business;
 - (4) A licensee's criminal conviction that is directly related to the licensed activity as defined by Minnesota Statutes, Section 364.03, subd. 2, provided that the licensee cannot show competent evidence of sufficient rehabilitation and present fitness to perform the duties of the licensed activity as defined by Minnesota Statutes, Section 364.03, subd. 3;
 - (5) Conducting the licensed rental business in an unlawful manner or in such a manner as to constitute a breach of the peace or to constitute a menace to the health, safety or general welfare of the community; or
 - (6) Failure to pay any civil penalty or nuisance service call fee issued pursuant to Sections 1.13 and 12.15 of this Code and/or City water utilities per Section 11.07 of this City Code.
- (b) **Notice and Hearing.** No revocation or suspension will take effect until the City Council or an administrative law judge appointed by the City Council, conducts a hearing on the matter preceded by written notice to the licensee. The notice will give at least eight days' notice of the time and place of the hearing and will state the nature of the charges against the licensee. The notice will be mailed by regular mail to the licensee at the most recent address listed on the license application. If the hearing is conducted by an administrative law judge, that appointee must keep a taped transcript of the hearing and will provide to the City Council copies of all exhibits, memoranda and materials submitted, minutes of the hearing and a copy of the administrative law judge's recommendation and the findings of fact and conclusions of law serving as a basis for the recommendation. Any fees associated with the administrative law judge review will be shared equally between the City and the licensee. The City Council will make the final decision to revoke or suspend the license based upon the entire record.
- (c) **Additional Civil and Criminal Penalties.** A violation of this Article is a misdemeanor under Minnesota law. In addition, civil penalties may be issued pursuant to City Code Sections 1.10 through 1.19, of up to \$2,000.00 per offense, which if left unpaid is subject to assessment against the real property subject to this

license. Failure to pay civil fines or penalties may result in future license ineligibility. Nothing in this Division may be construed to limit the City's other available legal remedies for any violation of law.

SEC. 14.590. POSTING TO PREVENT OCCUPANCY.

Whenever any rental dwelling unit has no license; has been denied an initial license; had its license revoked, suspended, denied, or not renewed; or the unit has been condemned as unfit for occupancy, the unit will be posted by the Housing Inspector to prevent further occupancy. No person, other than the Housing Inspector, may remove or alter any posting. The Housing Inspector will post the date the rental dwelling unit must be vacated and no person may reside in, occupy or cause to be occupied that rental dwelling unit until the Housing inspector permits it.

SEC. 14.591. INSPECTIONS.

The Issuing Authority, Police Department and Housing Inspector are authorized as a condition of licensure to make inspections and examinations of the licensed dwelling unit(s) and common areas as are reasonably necessary for the enforcement of this Article of the City Code. The owner is responsible for notifying the tenants and obtaining consent to enter their units for inspections. The owner and tenants must facilitate access to all portions of the licensed premises at any reasonable time for the purpose of inspection and must exhibit and facilitate copying of any records deemed necessary by the Issuing Authority, Police Department or Housing Inspector to ascertain compliance with this Article of City Code and for public health and safety. The owner or agent must be available for discussion of conditions during the inspection. No person may interfere with or hinder the Issuing Authority, Police Department or Housing Inspector in the performance of their duties or refuse to permit inspections under this Article. The Issuing Authority or Housing Inspector notifies the owner or agent of the licensed rental dwelling or accessory dwelling unit in writing of any violations. The notice directs that compliance be made by a specified date, subject to extension by the Housing Inspector based on good cause. The failure to remove or correct each noted violation in the notice within the time period noted constitutes a separate violation for each day the violation continues to exist.

SEC. 14.592. ENFORCEMENT AND REINSPECTION FEES.

If the Housing Inspector determines that the licensed rental dwelling or accessory dwelling unit violates any requirements of this Article or any other Article, Division or Section of this Code or applicable state laws, the Housing Inspector provides written notice to the owner and/or agent of the licensed rental dwelling or accessory dwelling unit in violation stating the nature of the violations and a deadline for correcting the violations. If upon reinspection of the licensed premises it is determined that compliance with the notice to correct conditions was not achieved and that a second follow-up inspection is necessary, the Housing Inspector will issue a civil citation in the amount of the reinspection fee as set forth in the City's civil fine schedule. Failure to pay the fee will result in a late fee subject to assessment pursuant to Section 1.19 of this City Code. The Housing Inspector may issue orders to correct conditions followed by an administrative citation pursuant to Sections 1.10 through 1.19 of this City Code to the owner and/or agent of the property in violation. In addition, the City may initiate appropriate civil and/or criminal actions upon failure of an owner to correct any violation of the City Code or applicable state laws, rules or regulations. Failure to pay outstanding civil fines or fees may result in future license ineligibility.

SEC. 14.593. SELF INSPECTION.

Owners of licensed rental property must have a self inspection procedure with written documentation of inspections completed as evidence of maintenance and safety inspections for all units occurring before a new tenant moves in, when an existing tenant moves out and at least once every twelve months at a minimum. In addition, owners of licensed rental multiple-family buildings must have in place a preventative maintenance program to include a self inspection procedure with written documentation of inspections completed as evidence of maintenance, cleaning and safety inspections occurring at a minimum of once a week for common areas of the interior and exterior of the property.

SEC. 14.594. PENALTIES AND SEVERABILITY.

Unless otherwise specifically noted herein, a violation of any provision of this Article of the Code is a misdemeanor under Minnesota law. In addition, the provisions of this Article are subject to enforcement by administrative citations and subject to civil fines pursuant to the Civil Hearing Process set forth in Chapter 1, Article II of this Code, as well as by civil district court action. If any section, subsection, sentence, clause or phrase of this Article is for any reason held to be invalid, such decision will not affect the validity of the remaining portions of this Article. The City Council hereby declares that it would have adopted the Article in each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

Section 6. That Chapter 15 of the City Code is hereby amended by deleting those words that are in strikethrough font contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 15

BUILDINGS AND STRUCTURES

ARTICLE I. BUILDING CODE

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

For the purpose of prescribing regulations governing buildings and housing, the City hereby adopts the following:

The Minnesota State Building Code (MSBC), established pursuant to Minn. Stat. Sec. 16B.59 through 16B.75 and published in Minnesota Rules Chapters 1300 through 1370, incorporating the Minnesota Plumbing Code and the Minnesota Energy Code, Chapters 4715 and 7670, respectively, of Minnesota Rules, is hereby adopted by reference and shall be administered and enforced as the building code of the City.

(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 ~~[2006]~~2012 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 Chapter 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 ~~[2006]~~2012.

* * *

Section 7. That Chapter 19 of the City Code is hereby amended by deleting those words that are in ~~strike~~through font contained in brackets [] and adding those words that are underlined, to read as follows:

* * *

CHAPTER 19

ZONING

ARTICLE I. GENERAL PROVISIONS

* * *

Division B. Definitions

SEC. 19.03. DEFINITIONS.

The following words and terms when used in this Chapter shall have the following meanings unless the context clearly indicates otherwise:

* * *

Family - One or more persons related by blood, marriage or adoption, including foster children, or a group of not more than four ~~[adult individuals]~~persons (excluding personal care attendants, in accordance with Minnesota Statutes, Sections 256B.04, Subd. 16 and 256B.0625, Subd. 19 and Minnesota Rules, Rule 9505.0335), occupying a dwelling unit. This definition of family includes a functional household as defined in Section 14.568 of the City Code, as well as those persons renting rooms, ~~[pursuant to Bloomington City Code Section 19.27(e)(4) and Section 19.27.01(b)(2)(E).]~~ (See Boarding House.)

* * *

Division C. Lots, Building and Obstructions

* * *

ARTICLE III. ZONING DISTRICT MAP, ZONING DISTRICTS AND DISTRICT USES

* * *

SEC. 19.27. SINGLE-FAMILY RESIDENTIAL (R-1A, R-1) DISTRICTS.

* * *

(c) **Permitted accessory uses –**

- (4) ~~[The renting of rooms by a resident family for lodging purposes only and for the accommodation of not more than two roomers in a single-family dwelling.]Reserved.~~
- (5) Off-street parking and off-street loading for uses permitted in this Section.
- (6) Home occupations in accordance with the performance standards set forth in Section 19.63.09(a)(2) of this Chapter.
- (7) Private swimming pools.
- (8) Fall-out shelters.
- (9) Mortuaries as accessories to cemeteries.
- (10) Accessory buildings in accordance with the requirements of Section 19.50.02.
- (11) Accessory Dwelling Units in the R-1 district in accordance with the standards set forth in Section 21.302.03.
- (12) Towers supporting amateur radio antennas. For related provisions see Sections 15.14, 19.63.05 and 21.301.10 of this Code.
- (13) Group family day care facilities or programs (as defined in Minnesota Rules, Part 9502.0315 and licensed by the state pursuant to Minnesota Statutes, Section 245A.03, Subd. 1 and Minnesota Rules 9502.0315 to 9502.0445) which serve fourteen or fewer children (including children of the caregiver).
- (14) Transient merchant sales in parks only, where incidental and clearly subordinate to a special event.

(f) **Special Provisions -**

- (7) The renting of single-family dwellings is regulated in Chapter 14, Article VIII of this Ordinance.

SEC. 19.27.01. LARGE LOT SINGLE FAMILY RESIDENTIAL DISTRICT RS-1.

**

(b) **Uses -**

(2) **Permitted Accessory Uses –**

- E. ~~[The renting of rooms in a single-family detached dwelling by a resident family for lodging purposes only and for the accommodation of not more than two roomers.]Reserved.~~
- F. Private swimming pools and tennis courts.
- G. Reserved.
- H. Mortuaries accessory to cemeteries.
- I. Towers supporting amateur radio antennas. For related provisions see Sections 15.14, 19.63.05 and 21.301.10 of this Code.
- J. Home occupations pursuant to standards as set forth in Section 19.63.09(a)(2).

(f) **Special Provisions -**

- (4) The renting of single-family dwellings is regulated in Chapter 14, Article VIII of this Ordinance.

Section 8. That Chapter 21 of the City Code is hereby amended by deleting those words that are in ~~strike through~~ font contained in brackets [] and adding those words that are underlined, to read as follows:

CHAPTER 21

ZONING AND LAND DEVELOPMENT

ARTICLE III. DEVELOPMENT STANDARDS

Division A. General Standards

SEC. 21.301.08. FENCES.

(g) **Where fences are required.** At times this Code requires fences to protect the public health, safety and welfare.

(4) **Screening.** See Sections 8.37, 10.05, 10.29.05, 10.38, [44.503,] 19.31.01, 19.33.01, 19.37, 19.49, 19.50, 19.50.01, 19.50.03, 19.51, 19.52, 19.61.01, 19.62.01, 19.63, 19.63.04, 19.63.07, 19.63.09, 21.301.05, 21.301.06, 21.302.01, and 21.302.02 for specifications on required screening standards, to include fences as a method of screening.

Section 9. That Schedule of Civil Fines for Administrative Offenses under Chapter 1, Article II of the City Code is hereby amended by deleting those words that are in ~~striketrough~~ font and adding those words that are underlined, to read as follows:

**SCHEDULE OF CIVIL FINES
FOR ADMINISTRATIVE OFFENSES UNDER CHAPTER 1,
ARTICLE II OF THE CITY CODE**

ADMINISTRATIVE OFFENSE

FINE

Environmental Health Violations

General:

Minor Violations \$250.00
Health/Safety Violations \$1000.00

Specific:

Air Pollution Control (10.02) \$500.00

Manufactured Home Parks, Recreational Camping areas or Youth Camps:

Operating Without License (14.543) ~~[\$500.00]~~1000.00

Maintenance Violations, International Property

Maintenance Code, not rental (15.01) \$500.00

Vehicle Storage Violations:

Parking/Storage of Vehicles on Residential
Property (19.45) ~~[\$250.00]~~500.00

Parking & Loading (21.301.06):

Residential Property \$250.00
Nonresidential Property \$500.00

~~[Housing Violations]~~Rental Housing Code Chapter 14, Article VIII Violations

General:

Minor Violations \$250.00
Major Violations \$1000.00

Specific:

Violations to the International Property Maintenance Code ([15.01] 14.567)	\$500.00
<u>Violations to Division B. Licensing</u>	<u>\$500.00</u>
Rental of Dwelling Unit Without License ([14.510] 14.569)	\$1000.00
<u>Violations to Division C. Regulations</u>	<u>\$500.00</u>
<u>Violations to Division D. Crime-Free Rental Housing</u>	<u>\$1000.00</u>
<u>Violations to Division E. Inspections and Enforcement</u>	<u>\$500.00</u>
[Unregistered Multi-Unit Dwelling (14.501)]	\$1000.00
<u>Reinspection Fee (14.592)</u>	<u>\$250.00</u>

Performance Standard Violations (Chapter 19 and 21)

General:

Minor Violations	\$250.00
Health/Safety Violations	\$1000.00

Specific:

<u>Use Violations (19.21 & 21.501.04)</u>	<u>\$1000.00</u>
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Passed and adopted this ____ day of _____ 2014.

Mayor

ATTEST:

APPROVED:

Secretary to the Council

City Attorney