

To the city of coon rapids

my name is Bruce Nelson I live at 2961 121 ave. I recieved a letter that was delievered to my wifes house stating that it has been decieded that my house is a rental property and I am violating the citys rules for rental properties and that was followed by several others telling me of fines that i have to pay. I have responded by phone several times and talked to two different people then a e-mail stating that I do not know why I am getting these letters. I do see the reason for attempting to control single family home rental, some people are purchacing houses to rent them out to create income. In this case I have owned my house for 15 years and later married a woman with her own house.

Could all further letters be delievered to my house this is none of my wifes business

Bruce Nelson

\$1500.00

09-31-24-31-0080

2961-121^{SE} Ave. NW

Received 1/12/2012



Property Report

Report Date: 2/14/2012

PROPERTY ADDRESS: 2961 121ST AVE

PIN: 093124310080

OPEN

08/12/2009 Rental Complaint

Work Order #32306

Task Name	Scheduled Start	Actual Start	Assigned To	COMMENTS
Information Sent		8/12/09	DEGRANDE, KRISTIN	rental letter sent to NELSON BRUCE, 12313 ILEX ST NW, COON RAPIDS MN 55448
Communicate w owner		9/11/09	DEGRANDE, KRISTIN	Property owner Bruce Nelson 763- } called. His daughters live in this property. I told him that he needs to file it as a relative homestead with Anoka County, OK.
Information		11/9/09	HINTZE, CINDY	Paid to date per utility billing system. Bruce Nelson names/addresses. Active owner account.
Information		11/13/09	HINTZE, CINDY	Per Starlite - 1A-Residential Homestead but not showing relative status.
Information		5/6/10	POSCH, MICHELLE	NO RELATIVE HOMESTEAD FILED W/ANOKA CTY
Information		1/11/11	HINTZE, CINDY	Starlight shows owner as BRUCE R NELSON, 12313 ILEX ST NW, COON RAPIDS, MN 55448 effective 11/5/98. No relative status either.
INFORMATION SENT		8/25/11	POSCH, MICHELLE	\$500 - ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
RENTAL VIOLATION	9/23/11	10/4/11	POSCH, MICHELLE	\$500 ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
ASSESSMENT		10/4/11	POSCH, MICHELLE	\$1000 NO LICENSE
RENTAL VIOLATION	11/1/11	10/11/11	POSCH, MICHELLE	BRUCE NELSON SAYS HE HAS SOME FRIENDS (NOT WORKING) LIVING THERE. HIS DAUGHTER MOVED OUT IN JAN/11. WIFE KICKS HIM OUT HE STAYS THERE. OTHER HOUSE IS HIS WIFE'S.
COMMUNICATE W OWNER	10/11/11	10/11/11	POSCH, MICHELLE	ASSESS \$1000 NO LICENSE
ASSESSMENT		11/30/11	POSCH, MICHELLE	\$1500 NO LICENSE
RENTAL VIOLATION	1/1/12	12/9/11	DEGRANDE, KRISTIN	Owner Bruce Nelson612-€ } called w/?s re: why he needs a rental license. He has friends living in the house. He stops in 2-3 times a week but lives primarily with his wife unless they have a fight - then he stays at this house. Sent rental ord.
COMMUNICATE W OWNER		1/12/12	POSCH, MICHELLE	\$1500 no license - not charged at this time due to appeal of \$500 and \$1000.
INFORMATION				

~ ADMINISTRATIVE CITATION INFORMATION ~ If blank, no Administrative Citation was issued on this work order.

City Code	Inspection Date	Fine	Inspected By	Compliance Date & Instructions	Citation Issued To

Files attached to this work order:

- \\cr-fs2\applications\$cityworksserverfiles\WorkOrder\32306\20111003160835587.pdf
- \\cr-fs2\applications\$cityworksserverfiles\WorkOrder\32306\20110825090943505.pdf
- \\cr-fs2\applications\$cityworksserverfiles\WorkOrder\32306\20111228131054866.pdf
- \\cr-fs2\applications\$cityworksserverfiles\WorkOrder\32306\20111228131812735.pdf



Charge Rental Violation Fine

Report Date: 11/11/2011

2961 121ST AVE

Rental Complaint

Work Order #32306

OPEN

Information Sent	08/12/09	rental letter sent to NELSON BRUCE, 12313 ILEX ST NW, COON RAPIDS MN 55448
Communicate w owner	09/11/09	Property owner Bruce Nelson 7r } called. His daughters live in this property. I told him that he needs to file it as a relative homestead with Anoka County. OK.
Information	11/09/09	Paid to date per utility billing system. Bruce Nelson 11 } 7. No other names/addresses. Active owner account.
Information	11/13/09	Per Starlite - 1A-Residential Homestead but not showing relative status.
Information	05/06/10	NO RELATIVE HOMESTEAD FILED W/ANOKA CTY
Information	01/11/11	Starlight shows owner as BRUCE R NELSON, 12313 ILEX ST NW, COON RAPIDS, MN 55448 effective 11/5/98. No relative status either.
INFORMATION SENT	08/25/11	
RENTAL VIOLATION ASSESSMENT	09/23/11	10/04/11 \$500 - ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
RENTAL VIOLATION	11/01/11	10/04/11 \$500 ASSESSED FOR NON COMPLIANCE - NO RENTAL LICENSE
COMMUNICATE W OWNER	10/11/11	10/11/11 \$1000 NO LICENSE
		BRUCE NELSON SAYS HE HAS COME FRIENDS (NOT WORKING) LIVING THERE. HIS DAUGHTER MOVED OUT IN JAN/11. WIFE KICKS HIM OUT HE STAYS THERE. OTHER HOUSE IS HIS WIFE'S.

Work Order	OWNER NAME	BRUCE R NELSON
Custom Field	OWNER ADDRESS	12313 ILEX ST NW
	OWNER CITY STATE ZIP	COON RAPIDS, MN 55448

Starlite Info

NELSON BRUCE
12313 ILEX ST NW
COON RAPIDS, MN 55448

RSD:

PIN #: 093124310080

End of Report for 2961 121ST AVE

Bruce called 12/7/2011 8:47 AM
Returned call and told him to talk
to Kristin DeCand. left message.

12/9 He talked to Kristin and
she told him the same thing
he needs a license.

12/28/2011 Kristin & I agreed we will
agree \$1500 and send next letter
\$1500



Welcome to the Web site of

Anoka County
Minnesota

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[Home](#) -> [Property Search](#) -> [Property Search Result](#) -> [Property Summary](#)

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Property Details

Parcel History	Linked Parcels	Special Assessments	Truth In Taxation	Documents	Sales History
Summary	Parties	Values	Taxes	Events	Receipts

Property ID	09-31-24-31-0080	Situs Address	2961 121ST AVE NW , COON RAPIDS, MN 55433-0000
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Parties

Role	Percent	Name	Address	Since	To
Mortgage Company	100.00	WELLS FARGO REAL EST TAX SERV	AU 37602 PO BOX 14506, DES MOINES, IA 50306-9396	08/23/2011	Current
Owner	100.00	BRUCE R NELSON	12313 ILEX ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	11/05/1998	Current
Taxpayer	100.00	BRUCE R NELSON	12313 ILEX ST NW, COON RAPIDS, MN 55448-0000 UNITED STATES	06/23/2008	Current

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Version 1.0.4043.14061



August 24, 2011

BRUCE R NELSON
12313 ILEX ST NW
COON RAPIDS, MN 55448

RE: 2961 121ST LN

As the Housing Inspector for the City of Coon Rapids, part of my job is to identify rental properties and help landlords through the rental licensing process. This letter is to help you through the application process. **The property above has been identified as a rental. A rental license is required. This property is classified as a homestead property with Anoka County and is occupied by someone other than the owner.**

The rental dwelling licensing program has been in existence since 1999. This program requires all rental units to be licensed. [City Code Chapter 12-900] This is accomplished by simply filling out the enclosed rental license application, permitting a basic maintenance and safety inspection of the property, submitting a rental license fee and/or conversion fee (the conversion fee includes the first years license and inspection fees of \$170/single family), and an owners background check for \$45. The owner or agent is required to attend an eight hour Crime Free/Drug Free Housing Training Seminar or submit a copy of a certificate of completion.

Enclosed you will find a Rental Licensing brochure outlining the program; a return envelope to submit the rental license application and other documents; a check list of items to be returned, and to be inspected; a copy of the Rental Licensing Ordinance 12-900 and a copy of Landlords and Tenants Rights and Responsibilities.

COMPLIANCE DATE: 09/23/2011

City Code Chapter 12-917 requires a \$500 fine be charged to properties that are being rented without a license. The fine will be waived if a rental license is obtained by the compliance date above. As soon as the application is returned we can schedule an inspection. Our inspection hours are Monday - Thursday, 7:00 a.m. - 5:30 p.m.

Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO# 32306



Rental License Violation and Administrative Fine

October 03, 2011

BRUCE R NELSON
12313 ILEX ST NW
COON RAPIDS, MN 55448

Address: **2961 121ST AVE**
COON RAPIDS, MN 55433

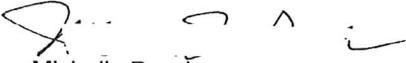
PIN #: 093124310080

A previously sent Rental License Violation and Administrative Fine for \$500 has been charged to the above-listed property taxes. This property is still in violation of City Code and a fine of \$1000 will be charged if the property is not in compliance with City Code by the Compliance Date listed below.

This Notice of Violation and Administrative Fine is issued under Coon Rapids City Code Chapter 12-900, Licensing of Rental Dwellings. The City has determined that the above-listed property is being operated as a rental dwelling or rental dwelling unit and does not have a Rental Dwelling License which is in violation of City Code. Attached is a rental license application and information on the rental licensing program.

Please submit the attached rental application, required documents, and license fees along with the Administrative Fine stated below by the Compliance Date stated below. Failure to comply and pay the fine will result in the denial of the rental dwelling license. If the license is denied, you may appeal that decision to the City Council by filing a written appeal within 7 days of receiving the denial notice. If you continue to operate a rental dwelling without a license, this matter will be turned over to the City Attorney's Office for further legal action.

<u>Address</u>	<u>Compliance Date</u>	<u>City Code</u>	<u>Fine Amount</u>
2961 121ST AVE	11/01/2011	12-903(1) - Rental License Required	\$1000


Michelle Posch
Housing Inspector
City of Coon Rapids
763-767-6575
763-767-6573 fax
mposch@coonrapidsmn.gov

WO#32306