

Case # 13-16V

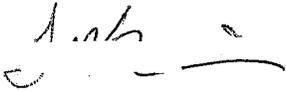
RMR Services, LLC

8/6/2013

To: The City of Coon Rapids, MN

This is a written letter of notice to appeal the assessments placed upon a property owned by RMR Services, LLC. The property address is PIN#: 11-31-24-34-0075. We request the opportunity to have our appeal heard on September 5, 2013 at 6:30 pm as indicated in the Notice provided.

Thank You,



Todd Edinger

President, RMR Services LLC.-9272 Isanti St NE, Blaine MN 55449

11790 Lean St. #1600

\$4,000. - 2 no rental license citation fees

**PROPERTY ADDRESS: 11790 XEON ST #1600**

Work Order #47662

04/19/2012 Rental Pending Legal

PIN: common  
OPEN

<u>Task Name</u>	<u>Scheduled Start</u>	<u>Actual Start</u>	<u>Assigned To</u>	<u>COMMENTS</u>
INFORMATION SENT COMPLAINT		4/17/12	POSCH, MICHELLE	LETTER/PACKET - VACANT UNIT - FYI ONLY
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		7/18/12	POSCH, MICHELLE	VERIFIED WITH, THAT ALL THE UNITS IN THIS BUILDING ARE OCCUPIED WHILE CHECKING VACANT PROPERTIES.
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		7/18/12	POSCH, MICHELLE	LETTER/PACKET - COMPLT FROM HOUSING
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		8/27/12	POSCH, MICHELLE	\$500 NO LICENSE - NO RESPONSE, NO CHANGES - COMPLIANCE 8/15/2012
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		8/27/12	POSCH, MICHELLE	\$500 NO LICENSE
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		10/16/12	POSCH, MICHELLE	\$1000 NO LICENSE - NO CHANGE IN STATUS - COMPLIANCE 10/1/2012
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		10/16/12	POSCH, MICHELLE	\$1000 NO LICENSE - NO CHANGE IN STATUS
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		3/27/13	POSCH, MICHELLE	\$2000 NO LICENSE - no change still occupied - assessed - COMPLIANCE 11/19/2012
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		3/27/13	POSCH, MICHELLE	assessed \$2000 for no license from 11/19/2012
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		5/29/13	POSCH, MICHELLE	\$2000 no license = property occupied - NO RESPONSE NO CHANGE - COMPLIANCE 5/1/2013
INFORMATION SENT RENTAL VIOLATION ASSESSMENT		5/29/13	POSCH, MICHELLE	PROPERTY MAY BE AN UNFILED CONTRACT FOR DEED. POSTED PROPERTY AS AN UNLICENSED RENTAL TO GET SOME RESPONSE FROM OCCUPANT.
INFORMATION SENT RENTAL VIOLATION ASSESSMENT	7/1/13	8/8/13	POSCH, MICHELLE	ASSESS \$2000 FOR NO LICENSE
INFORMATION SENT RENTAL VIOLATION ASSESSMENT				\$2000 NO LICENSE - pending legal action

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

<u>City Code</u>	<u>Inspection Date</u>	<u>Fine</u>	<u>Inspected By</u>	<u>Compliance Date &amp; Instructions</u>	<u>Citation Issued To</u>

**Files attached to this work order:**

- \\cr-fs2\applications\cityworkserverfiles\WorkOrder\47662\20120718105029576.pdf
- \\cr-fs2\applications\cityworkserverfiles\WorkOrder\47662\20121016105153701.pdf
- \\cr-fs2\applications\cityworkserverfiles\WorkOrder\47662\20130529093541631.pdf
- \\cr-fs2\applications\cityworkserverfiles\WorkOrder\47662\20120828080000186.pdf
- \\cr-fs2\applications\cityworkserverfiles\WorkOrder\47662\20130327075132203.pdf



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## Property Details

<a href="#">Parcel History</a>	<a href="#">Linked Parcels</a>	<a href="#">Special Assessments</a>	<a href="#">Truth In Taxation</a>	<a href="#">Documents</a>	<a href="#">Sales History</a>
<a href="#">Summary</a>	<a href="#">Parties</a>	<a href="#">Values</a>	<a href="#">Taxes</a>	<a href="#">Events</a>	<a href="#">Receipts</a>

Property ID	11-31-24-34-0075	Situs Address	11790 XEON ST #1600 NW , COON RAPIDS, MN 55448-0000
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Parties					
Role	Percent	Name	Address	Since	To
Owner	100.00	RMR SERVICES LLC	9272 ISANTI ST NE, BLAINE, MN 55449-0000 UNITED STATES	11/02/2011	Current
Taxpayer	100.00	RMR SERVICES LLC	9272 ISANTI ST NE, BLAINE, MN 55449-0000 UNITED STATES	11/02/2011	Current

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## Property Details

<a href="#">Parcel History</a>	<a href="#">Linked Parcels</a>	<a href="#">Special Assessments</a>	<a href="#">Truth In Taxation</a>	<a href="#">Documents</a>	<a href="#">Sales History</a>
<a href="#">Summary</a>	<a href="#">Parties</a>	<a href="#">Values</a>	<a href="#">Taxes</a>	<a href="#">Events</a>	<a href="#">Receipts</a>

### General Information

Property ID	11-31-24-34-0075
Tax Year	2012
Situs Address	11790 XEON ST #1600 NW , COON RAPIDS, MN 55448-0000
Property Description	UNIT 1600 CONDO NO 55 HIDDEN CREEK WOODS, TOG/W COMMON ELEMENTS, SUBJ TO EASE OF REC
Linked Property Group Position	
Status	Active
Abstract/Torrens	Abstract

### Property Classification

Tax Year	Classification
2013	4BB1-Residential Non-Homestead single unit
2012	1A-Residential Homestead

### Property Characteristics

Year Built	1992
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\* Lot Size: Approximate lot size in feet, clockwise beginning with the direction the lot faces

### Tax District Information

City Name	COON RAPIDS
Watershed	COON CREEK WATERSHED
School District Number and Name	ANOKA-HENNEPIN SCHOOL DISTRICT #11

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## Rental License Violation and Administrative Fine

October 16, 2012

RMR SERVICES LLC  
9272 ISANTI ST NE  
BLAINE, MN 55449

Address: **11790 XEON ST #1600**  
COON RAPIDS, MN

PIN #: common

A previously sent Rental License Violation and Administrative Fine for \$1000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 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 by the Compliance Date stated below. 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>
11790 XEON ST #1600	11/19/2012	12-903(1) - Rental License Required	\$2000

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

WO#47662



## Rental License Violation and Administrative Fine

March 27, 2013

RMR SERVICES LLC  
9272 ISANTI ST NE  
BLAINE, MN 55449

Address: **11790 XEON ST #1600**  
COON RAPIDS, MN  
PIN #: common

A previously sent Rental License Violation and Administrative Fine for \$2000 has been charged to the above-listed property taxes.

This property is still in violation. An additional fine of \$2000 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 by the Compliance Date stated below. 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.

Address	Compliance Date	City Code	Fine Amount
11790 XEON ST #1600	05/01/2013	12-903(1) - Rental License Required	\$2000

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

WO#47662



5/29/2013

RMR Services LLC  
9272 Isanti St NE  
Blaine, MN 55449

Re: 11790 Xeon ST #1600

**The above property has been posted as “not having a rental license”.**

This posting does not affect the current tenant of the rental property. If the current tenant moves out the property owner is not permitted to re-rent the premises without first obtaining a license. The Housing Inspections Department has not received the completed application that has been sent to you. A Rental License is required for this property (City Code Section 12-311). If a Rental License has not been obtained within 20 days of the date of this letter, this matter will be forwarded to the City Attorney's Office. In addition a citation will be issued and fees will be charged. The minimum fee for a citation is \$300.00.

The posting must remain on the dwelling until the Rental License process has been completed and the Rental License has been issued.

Please note that City Code Section 12-317 Excessive Consumption of Services will be enforced. Please see attached copy for information.

Thank you in advance for your cooperation in this matter.

Michelle Posch  
Housing Inspector  
City of Coon Rapids  
Ph 763-767-6575  
Fx 763-767-6573  
[mposch@coonrapidsmn.gov](mailto:mposch@coonrapidsmn.gov)

wo# 47662

**Coon Rapids City Code  
Rental Dwelling License  
12-311**

**12-311 Licensing of Rental Dwelling Units.**

(1) License Required. No person is allowed to operate a rental dwelling or rental dwelling unit without first having obtained a license under this Section. This Section does not apply to residences occupied by the owner where no more than two sleeping rooms are rented and the renters have access to the entire residence, or to residences occupied only by the owner's children or parents. [Revised 6/20/06, Ordinance 1925]

(2) Expiration of License. Licenses are two years in length and expire on the anniversary date of the license. [Revised 6/20/06, Ordinance 1925]

(3) Fees. License fees shall be established from time to time by ordinance. All required fees must accompany an initial or renewal application. If the fee is not paid, a new license will not issue, and an existing license will not be renewed. [Revised 6/20/06, Ordinance 1925]

The City may also act to prevent the continued rental of the affected dwelling unit or units.

A licensee is not entitled to a refund of any license fee upon revocation or suspension.

Reinspection fees are regulated under Section 12-317. No license and no renewal license may be issued unless all inspection or reinspection fees are paid. [Revised 6/20/06, Ordinance 1925]

**12-317 Excessive Consumption of Services.**

(1) Collection Authorized. The City is authorized to collect inspection costs, as determined from time to time by ordinance, from a property owner who consumes excessive inspection services, or from a person who makes repeated unfounded requests for enforcement. Unpaid costs of inspection may be specially assessed against the property in the manner prescribed by law.

(2) For the purpose of this Section, an excessive consumption of inspection services occurs on a non-rental property when:

(a) One or more inspections are performed at the same location within a consecutive 12 month period after any inspection for which a notice of violation was served, and

(b) During any inspection under Section 12-317(2)(a), the inspector finds continuing or additional violations.

(3) For the purpose of this Section, an excessive consumption of inspection services occurs on a rental property when:

- (a) Section 12-317(2) is met, or
- (b) The second follow-up inspection to an initial or renewal inspection reveals non-compliance with requirements established in the initial or renewal inspection, or the first follow-up inspection.

For Section 12-317(3)(b) excessive consumption of inspection services, double the cost may be imposed.

(4) For the purposes of this Section, a repeated unfounded request for enforcement means an unfounded request for enforcement by any person within 90 days of a previous unfounded request for enforcement regarding the same property or subject matter, provided that person had notice the first request for enforcement has been determined to be unfounded. For the purposes of this Section, notice means actual notice, or written notice mailed to the person's last known address, and either not returned, or returned by the postal authorities as undeliverable. A person violating this clause is also guilty of a misdemeanor.

(5) This Section applies to violations of this Chapter, license inspections under this Chapter, violations of Title 8 (Health, Safety, and Sanitation), and violations of Sections 11-1827 through 11-1832 (Vehicle Storage in Residential Districts; Junk Vehicles). This Section is supplementary to and does not limit the civil or criminal authority of governmental agents acting under statutes, laws, codes, or ordinances on the same subject. [Revised 6/20/06, Ordinance 1925]

11790 XEON ST #1600

# NOTICE

**THIS PROPERTY IS POSTED AS  
NOT HAVING A CURRENT RENTAL LICENSE**

**A CURRENT RENTAL LICENSE IS REQUIRED FOR ALL RENTAL PROPERTIES  
CITY CODE SECTION 12-311**

**05/29/2013**



Compliance Official

City of Coon Rapids  
11155 Robinson Drive  
Coon Rapids, Minnesota 55433

Michelle Posch  
Housing Inspector  
763-767-6575

BRIAN VINKEMEIER  
CHIEF BUILDING OFFICIAL  
763-767-6572

**It is unlawful to remove this posting without the consent of the Compliance Official**