

12-903 License Required.

(1) General Rule. No Person may operate a rental dwelling or rental dwelling unit in the City without a license for each building in which a rental dwelling or rental dwelling unit is located.[Revised 4/5/11, Ordinance 2066]

- Rental License # 37792 issued to Christian Restoration Services expired on 8/1/2013 and was not renewed until 2/18/2014.

12-908 Tenant Background Checks and Roster. As a condition of the license, the Licensee must, as a continuing obligation, conduct criminal background checks and credit history checks on all prospective tenants and maintain a current roster of tenants and other persons who have a lawful right to occupy the rental dwelling or rental dwelling units. The Licensee must designate the name of the person or persons who will have possession of the roster and must promptly notify the City Manager of any change in the identity, address or telephone numbers of the designee. The roster must be available for inspection by City officials upon request. If a person under investigation by the City claims a lawful right to occupy a rental dwelling unit or be present on the rental property, the City Manager may request to inspect the lease for the unit in which the person claims to reside. Upon such request, the Licensee shall provide the lease for inspection.[Revised 4/5/11, Ordinance 2066]

- Background checks are not complete or conducted on every tenant at the Coon Rapids facility.

12-914 Maintenance Standards.

(1) It is the responsibility of the Licensee to assure that every rental dwelling and rental dwelling unit is maintained in compliance with all City Ordinances and State and Federal laws. A violation of any of the following City Code Titles or Chapters constitutes a public nuisance and may be abated under the provisions of the Public Nuisance Chapter or Administrative Penalties Chapter of City Code:[Revised 4/5/11, Ordinance 2066]

- (a) Building Code (City Code Chapters 12-200 and 12-300),
- (b) Land Development Regulations (City Code Title 11),
- (c) Animal Control (City Code Title 6),
- (d) Fire Prevention Code (City Code Chapter 12-400),
- (e) Health, Safety and Sanitation (City Code Title 8).[Revised 4/5/11, Ordinance 2066]

- 44 violations were noted during the Rental License inspection on 7/21/2014. (Inspection report attached)
- Violations of Minnesota State Building, Mechanical, Plumbing and Fire Codes were identified.

12-915 Crime-Free Rental Housing Program. The Licensee or Manager is required to complete the Phase One educational course of the Crime-Free Rental Housing Program, or similar course as approved by the City Manager. Certification as a rental property manager may also be considered by the City Manager to satisfy this requirement. To promote the benefits of the program, the City encourages Licensees to fully participate in the Crime-Free Rental Housing Program. The Licensee must provide proof that the Licensee or Manager has either successfully completed the Phase One educational course or the Licensee or Manager has registered to attend a Phase One educational course before a rental license will be issued.[Revised 4/5/11, Ordinance 2066]

(1) Phase One Participant (Required for licensure).

(a) The Licensee and/or Manager must attend an eight-hour crime-free housing course presented by police, fire, public housing and others.[Revised 4/5/11, Ordinance 2066]

(b) Use a written lease including the Minnesota Crime Free Housing Lease Addendum.

(c) Check the criminal background and credit score of all prospective tenants.[Revised 4/5/11, Ordinance 2066]

(d) Actively pursue the eviction of tenants who violate the terms of the lease and/or the crime free lease addendum.

- Violation of (c) Check the criminal background and credit score of all prospective tenants.