



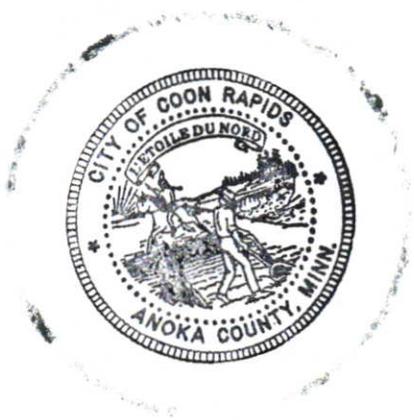
**CERTIFICATION BY CLERK**

STATE OF MINNESOTA )  
COUNTY OF ANOKA )ss.  
CITY OF COON RAPIDS )

I, the undersigned, being the duly qualified and acting Deputy City Clerk of the City of Coon Rapids, Minnesota, hereby certify that I have carefully compared the attached and foregoing City Code Chapter 12-313;

with the original thereof on file in my office, and the same is a full, true and complete transcript therefrom, insofar as the same relates to Buildings Unfit for Human Habitation in effect on November 19, 2015;

WITNESS my hand officially as such Deputy City Clerk and the corporate seal of the City of Coon Rapids, Minnesota, this 24 day of March, 2016.



*Stephanie Lincoln*  
Stephanie Lincoln  
Deputy City Clerk

12-312 Securing and Monitoring of Premises and Buildings.

(1) The Chief Building Official, the Fire Chief, the Chief of Police, and their designees, are authorized to order the immediate evacuation of a building or premises that poses an immediate threat to health and safety. Once evacuated, unsecured buildings or premises posing an immediate danger of sustaining property damage or threat to health and safety may be ordered immediately secured and placarded. Unauthorized entry onto placarded premises or into a placarded building, or the removal or defacing of a placard, is a misdemeanor. In all other cases, a vacant building that remains unsecured for a period of 48 hours or more is deemed a public nuisance and must be secured. Securing must be in the manner prescribed by Section 12-312(2). City officials or their designees are authorized to enter private property and use reasonable force to enforce this clause.[Revised 6/20/06, Ordinance 1925]

(2) Manner of Securing Buildings. Boarding must be done with sound materials securely fastened to the building and painted with a color consistent with the adjacent surfaces, except that openings on walls facing street frontages must be covered with clear acrylic plastic sheets only. Nonresidential building exterior signage on the vacant portions must be removed, except signage used for sale or lease of the building as allowed by Chapter 11-1203 (Sign Regulations). [Revised 6/20/06, Ordinance 1925]

(3) The premises of a vacant building must be maintained in an appropriate manner including, but not limited to, mowing of yard areas; removal of weeds from parking areas, drives, medians, and landscaping; collection and removal of debris; and watering and maintaining landscaping and yard.[Revised 6/20/06, Ordinance 1925]

(4) Properties remaining vacant for 120 days or more, except for seasonal vacancies, may be assessed a monitoring fee established by ordinance, payable 30 days after notice from the Compliance Official, thereafter annually on the anniversary of the original date of vacancy. [Revised 6/20/06, Ordinance 1925]

(5) Costs of securing and maintaining a property, and unpaid monitoring fees, may be specially assessed to the property in the manner prescribed by law.[Revised 6/20/06, Ordinance 1925]

(6) Nothing in this Section creates an obligation or duty on the part of municipal officials or their designees to evacuate, secure, or maintain properties. This Section is supplementary to and does not limit the civil or criminal authority of governmental agents acting under applicable statutes, laws, codes, or ordinances.[Revised 6/20/06, Ordinance 1925]

12-313 Buildings Unfit for Human Habitation.

(1) Any building or portion thereof that is damaged, decayed, dilapidated, unsanitary, unsafe, pest infested, or that lacks provision for basic illumination, heat, ventilation, or sanitary facilities to the extent that the defects create a hazard to the health, safety, or welfare of the occupants or of the public, may be declared unfit for human habitation. If a building or premises has been declared unfit for human habitation, the Compliance Official is authorized to order the building or affected dwelling unit or units vacated within a reasonable time and placard the building or dwelling units. A rental license, if any, previously issued for such building, dwelling, or occupancy is subject to revocation. An order issued pursuant to this Section may be served on the owner, operator, or owner's agent and upon any occupants in the same manner as a notice under Section 12-315(3). The appeal process for Section 12-315(4) applies to orders issued under this Section except that the Compliance Official may order the vacation of the building pending an appeal upon the Chief Building Official's finding that continued occupancy poses an immediate threat to health and safety.[Revised 6/20/06, Ordinance 1925]

6

(2) It is a misdemeanor for such building to be used for human habitation until the defective conditions have been corrected and written approval has been issued by the Compliance Official, and, if the premises are to be rented, a rental license has been issued or reinstated for the affected building or units. It is a misdemeanor to deface or remove the declaration placard from any such building or dwelling unit. [Revised 6/20/06, Ordinance 1925]

(3) For rental properties, no rents may be collected from the tenant of any affected dwelling unit which has been placarded, from the date of placarding, until the placard has been removed by the City. [Revised 6/20/06, Ordinance 1925]

(4) The authority under this Section is in addition to the authority provided by Section 12-312(1). [Revised 6/20/06, Ordinance 1925]

12-314 Hazardous Building. In the event that a building has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the building may be declared a hazardous building and treated consistent with the provisions of Minnesota statutes.

12-315 Enforcement.

(1) Inspection Authority. Except as otherwise provided herein, the Compliance Official is authorized to administer and enforce the provisions of this Chapter and to cause inspections on a scheduled basis for rental dwelling units, and other buildings when reason exists to believe that a violation of State or local laws and ordinances have been or are being committed. Inspections may be conducted during reasonable daylight hours, and the Compliance Official shall present evidence of official capacity to the occupant in charge of a respective dwelling unit upon request. This Section does not apply to investigations conducted by the Police Department regarding prohibited conduct or other similar illegal activities. [Revised 6/20/06, Ordinance 1925]

(2) Compliance Order. Whenever the Compliance Official determines that a building or the surrounding premises fails to meet the provisions of this Chapter, a compliance order stating the violations and ordering the owner, occupant, operator, or agent to correct such violations may be issued. This compliance order shall:

- (a) be in writing,
- (b) describe the location and nature of the violations,
- (c) establish a reasonable time for the correction of such violations,
- (d) provide notice of appeal rights, and
- (e) be served upon the owner, operator, agent, or occupant, as appropriate. [Revised 6/20/06, Ordinance 1925]

(3) Service of Notice. Except as otherwise provided in this Chapter, all notices given by the City relating to violations under this Chapter may be personally served on the appropriate party or sent by U.S. mail to the party's last known address. If service cannot be made personally or by U.S. mail, it can be made by posting the notice in a conspicuous place on the licensed premises. Except where the City has reasonable cause to believe an emergency exists, notice is to be directed to the owner, operator, manager, representative or local agent, and any affected occupant at least five business days before any inspection. Inspection notices will be in writing and may be personally delivered or mailed by U.S. mail. [Revised 6/20/06, Ordinance 1925]

(4) Right to Appeal. Any person to whom a compliance order is directed who believes such order is based upon an erroneous interpretation of law or ordinance, may appeal the order of the Compliance Official to the Board of Adjustment and Appeals. Such appeal must be in