

# of units	City	International Property Maintenance Code Implemented?	Initial Rental License fee?	How much per unit?	How to determine which units are inspected?	Types of Units Inspected?	Length of license?	Enforcement?	Notes
4,473 rental units	Brooklyn Center, MN	Yes, City Council adopted IPMC and codes adopted by the State of MN.	Single Family Dwelling Initial License/New Owner - \$400 Single Family Dwelling Rental Conversion (one time)-\$500 Single Family Renewal - \$300; Two Family Dwelling - \$200 per unit Multiple Family Dwellings - \$450 minimum base fee, \$200 per building, and \$18 for each unit	\$100 minimum fee; \$100 for 1-3 units; \$50 per unit/\$100 per common area for properties with 4 or more units; \$50 for rental compliance order appeals	Performance based program establishing categories based on property conditions determined by inspection and excessive validated public nuisance police calls; conditions attached to categories designed to maintain and improve the property.	All rental units with a Certificate of Occupancy	Type I - once every three years; Type II - once every two years; Type III once every year; Type IV - once every six months	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	There is a \$100 minimum base fee for every inspection.
Approximately 3,090 rental units	Chaska, MN	No, adopted Housing Maintenance/Inspection and Licensing Code.	Dependent on the type of dwelling;	Assessed on a case by case basis.	All units have an initial inspection, then inspection every two years after; conditional licenses issued until completed inspection shows Code compliance then annual license is issued. Written notifications of possible violations shall be considered priority and the necessary inspections to determine if the alleged violations exist.	All rental units with a Certificate of Occupancy	Every two years after initial inspection	If any rental fails to meet code provisions, a compliance order setting forth the violations of the ordinance and ordering the correction of such violations may be issued. This order shall be written, describe the location and violations, establish a deadline for corrections, include right to appeal and procedure information, be served upon the owner, owner's agent, or occupant. License may be revoked or suspended upon finding of noncompliance. Violations are misdemeanors and upon conviction penalties can include: cease renting vacated dwelling units until compliant; order tenants of any noncomplying owner to pay rent to an escrow account up to pay for the work required to successfully comply with the Code - monies will be released as items are completed to the satisfaction of the Building Official; these penalties are separate from other fines and penalties in this Code and may be applied concurrently with when appropriate.	Order tenants of any noncomplying owner to pay rent to an escrow account up to pay for the work required to successfully comply with the Code
1,207 rental units	Chanhassen, MN	Yes, City Council adopted IPMC and codes adopted by the State of MN; no longer has the program	The city maintained a rental licensing program from 2002 to 2011. It was discontinued because few violations were uncovered and all of those were addressed by other sections of the Code. It is unlikely the city will reinstate a rental licensing					Staff will continue to enforce the city's maintenance ordinance to preserve the quality and value of existing rental stock.	Ended program after few violations were uncovered and addressed by other sections of Code
Approximately 8,900 units	Burnsville, MN	Yes, City Council adopted IPMC and codes adopted by the State of MN.	Based upon the type of unit	Inspections beyond the re-inspection are charged an additional \$185 per building; annual fire inspection \$160 per building	All units inspected every three years in their entirety with multi-family rental units containing shared common areas are subject to an annual Fire code inspection; upon receiving a written complaint.	All rental units with a Certificate of Occupancy	Every three years for building and fire code compliance; multi-unit common spaces and exteriors for fire code compliance every year	Licenses may be revoked due to violation of property maintenance, building or fire codes or failure to implement the MN Crime Free Housing Lease Addendum. Any violation may be grounds to revoke a license. Any civil penalty, revocation or combination does not preclude criminal prosecution under this chapter or Minnesota Statutes. Fines are cumulative and revocation periods will run consecutively. Council may temporarily suspend a license pending a hearing on the suspension or revocation when public health, safety, and welfare is endangered by continuance of the licensed activity. Council may impose civil fines additionally for violations of any provision of this chapter as follows: Fine Per Unit/Common Building, first violation - \$300.00; second violation - \$600.00; third or more within a 12 month period - \$800.00.	Housing surveys are conducted to assess conditions and rate areas based on signs of deterioration; watch/target areas
Approximately 630-730 rental units	Jordan, MN	No, City Council adopted it's own Maintenance Standards and standards set forth in state law.	Annual \$10 rental license fee per unit	Initial inspection and follow up for one unit is \$80; Additional inspections not covered by the Inspection Fee, including complaint inspections are \$75.00	Each rental license application and rental license is at all times subject to the Code Official's right to inspect the affected Rental Dwelling.	All rental units with a Certificate of Occupancy	Every three years; complaint inspections as reported	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Reduced application/renewal fee, but higher inspection fees
Approximately 89,000 units	Minneapolis, MN	No, City Council adopted it's own Housing Maintenance Code and standards set forth in state law.	Conversions are \$1000; Change of Ownership are \$450; tier schedule determines fees for all other applicable units	Tier rental license billing structure that increases based on number of units or tier of the property	Based upon tier schedule determined by 13 elements including inspections, violations, letters issued, operation conditions, revocation action, waste actions, snow removal actions, delinquent fees and citations, conduct on premises, and special assessments.	All rental units with a Certificate of Occupancy	One year rental licenses/inspections are tiered year cycle cycle Tier 1 is an eight Tier 2 is a five year Tier 3 is an one year cycle	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Tier based license schedule determines fees, rates, and inspection frequency
588 rental units	Savage, MN	No, Council adopted a Residential Rental Property that covers the requirements of rental housing.	No fees required for registration	Inspections only occur on active permits.	N/A	N/A	N/A	Providing false information on the registration form, operates or causes a property to be operated as a rental property without a valid Certificate of Registration, or fails to complete CFMH training are guilty of a misdemeanor.	
2,047 rental units	Golden Valley, MN	Yes, Council adopted IPMC and also included Residential Property Maintenance Code.	\$125 initial rental dwelling license application fee	No fee for initial inspection to determine the existence of any Code violations.	Rental properties are inspected every years after initial inspection; complaints may initiate inspections; multi-family/apartment rental property spaces and exteriors inspected for fire code compliance every year and 1/3 of a complex's units are inspected every year.	All rental units with a Certificate of Occupancy	Licenses require renewal every year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	In any complex, 1/3 of the units are inspected every year.
4,602 rental units	Inver Grove Heights, MN	Yes, Council adopted the IMPC.	Single Family, Condos, Manufactured House, Townhouses - \$50; all other rentals are \$150 per building and \$15 per units; investigation - \$25 per license.	\$105 for inspections when no permit is issued.	Rental properties are only inspected upon request due to a complaint or concern.	All rental units with a Certificate of Occupancy	Licenses require renewal every other year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Inspections are only by request or complaint.
10,975 rental units	St. Louis Park, MN	Yes, Council adopted the IMPC.	One or two single-family, non-owner occupied dwelling - \$135 per unit or \$185 for duplex; Town, condominium, or co-op housing unit is \$100 per unit; Multi-family (three or more units) - \$250 per building and \$18 per unit; Vacant property (vacant at least six months) - fee based on property type.	No other fees besides the Certificate of Property Maintenance when a property is being sold.	Inspections occur once every two years to ensure compliance with IPMC and when tenants request. Every four years, residential and commercial property conditions throughout the city are systematically evaluated.	All rental units with a Certificate of Occupancy	Licences require renewal every year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Certificate of Property Maintenance is issued every time a property is sold to ensure the building is up to Code.
5,292 rental units	Roseville, MN	Yes, Council adopted the IMPC.	Rental registration - \$35; license type A-D determines required attendance for property owners meetings, frequency of inspections and licensing fees, memorandum of understanding for correction of nuisances, and monthly updates.	Multi-family annual inspection fee per building - \$102; per unit - \$15	33% of building units inspected every year; additional units may be inspected if more are needed to give an accurate rating	Multifamily rental buildings with 5 or more dwelling units	Licences require renewal every year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Only rental buildings containing 5 or more dwelling units are licensed.
4,357 rental units	Maplewood, MN	Yes, Council adopted the IMPC recently.	Single Family Homes - \$200 per year; Duplex (both units) - \$250; Annual license fees, \$150 per building and \$50 per unit; Performance based incentives	Initial inspection and first reinspection would not incur an additional fee; Second reinspection - \$250 Any subsequent reinspection - \$500	Rental dwelling owners are required to obtain an inspection certificate and are to be inspected on a schedule between 1-3 years; City Manager will adopt an inspection policy based on inspection history, code compliance, maintenance violations, and other code enforcement violations.	All rental units with a Certificate of Occupancy	Licences require renewal every year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Determined program was necessary based on problem properties that received complaints from neighbors, tenants, and police; one notable obstacle was the application of the program on HUD properties; inspectors include Building Official, Fire Chief, Police Chief and their respective representatives.
1,122 rental units	Lakeville, MN	Yes, Council adopted the IMPC, but does not require rental licensing.	No rental licensing program or inspections unless there are active permits.					Violations of building code are misdemeanors.	There are no discernible regulations for rental dwelling units.
5,837 rental units	Coon Rapids, MN	No, Council adopted an inspection and maintenance program that corrects substandard conditions and maintains a standard for existing and new dwellings.	\$500 conversion fee for owner occupied residences that have not previously been registered as a rental property; \$115 per building for licensing and \$50 per building and \$25 per unit for inspections.	First reinspection - \$49; Second reinspection - \$77; Subsequent inspections - \$154	Property inspections are scheduled on a 1, 2, or 3 year cycle based on inspection results.	All rental units with a Certificate of Occupancy	Licences require renewal every year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Buildings with <10 units - 50% of units are inspected, with a minimum of two units; Buildings with 11-24 units - 33% of units are inspected, with a minimum of five units; Buildings with >25 units - 25% of units are inspected, with a minimum of 10 units.
3,130 rental units	Blaine, MN	No, Council adopted a Residential Maintenance Code.	Single Family - \$190; Multifamily - \$180 for building + \$10 per unit	One free follow-up inspection, reinspections are \$60	Interior inspections occur every three years, exterior inspections occur every year, multifamily exterior and interior inspections occur annually.	All rental units with a Certificate of Occupancy	Licences require renewal every year.	If a code violation exists, a compliance order shall be issued to the licensee, which contains the address of the property; the violation and reference to the appropriate city code section/state law; a deadline, providing a reasonable time for compliance; statement that failure to correct the violation may result in the imposition of a criminal citation or denial, suspension or revocation of the license. The order shall be served on the licensee by regular or certified mail sent to the last known legal address or by personal service. If the licensee fails to make corrective actions listed in the compliance order, the housing official may recommend the action to be taken on the license and the appropriate city official may issue a misdemeanor criminal citation.	Multifamily properties are inspected yearly, exterior and interior.