

# Community Development & Regulatory Services Committee

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## In the Matter of the Rental License Revocation Action

**OWNER, AMANDA PRZYNSKI**  
**3934/3936 Nokomis Avenue South**

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**Regulatory Services  
Department**

March 28, 2014

**Housing Inspections  
Services Division**

250 South 4th Street – Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5826  
Fax 612 673-2314  
TTY 612 673-3300

**Property Address: 3934 & 3936 Nokomis Avenue**

Amanda L. Przynski  
3427 Nicollet Avenue  
#1N  
Minneapolis, MN 55408

Dear Ms. Przynski:

On November 18, 2013 you were notified of the City's intent to revoke the rental dwelling license for the property located at 3934/3936 Nokomis Avenue. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on April 15<sup>th</sup>, 2014, at 1:30 p.m. in room 317 of City Hall, 350 S. 5th St. Minneapolis. You will be given an opportunity to speak, but no further evidence will be heard.

You may wish to contact the City Clerk's office at 673-2046 prior to the meeting to verify when this item will be placed on their agenda. If you have any questions about this notice, please call me at 673-5898.

Sincerely,

  
Joann Velde  
Deputy Director  
Housing Inspections

Encl.

Hennepin County, Minnesota

[Home](#)

[SEARCH TIPS](#)

### Property Information Search Result

The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)

Search By:

- PROPERTY ID
- ADDRESS
- ADDITION NAME
- INTERACTIVE MAP

### 2013 Assessment (For Taxes Payable 2014)

[TAX INFORMATION](#)

Property ID: 12-028-24-11-0153  
 Address: 3936 NOKOMIS AVE S  
 Unit No.:  
 Municipality: MINNEAPOLIS

Property ID:  
 1202824110153

Owner: AMANDA L PRZYNSKI  
 Taxpayer Name / Address: AMANDA L PRZYNSKI  
 3427 NICOLLET #1  
 MINNEAPOLIS MN 55408

#### Subrecord No. 1

Improvement Amount: \$0  
 Property Type: RESIDENTIAL TWO UNIT  
 Homestead Status: NON-HOMESTEAD  
 Exempt or Deferred:

Values	Estimated
Land:	\$29,700
Building:	\$80,800
Machinery:	\$0
<b>Totals:</b>	<b>\$110,500</b>
Less Qualified Improvement:	\$0
Less Veterans Exclusion:	\$0
Less Homestead Market Value Exclusion:	\$0
<a href="#">Learn More</a>	
<b>Total Taxable Market Value:</b>	<b>\$110,500</b>

Hennepin County is providing this information as a public service.  
 Tax related questions: [taxinfo@co.hennepin.mn.us](mailto:taxinfo@co.hennepin.mn.us)

Need help locating a property on our site? Check out our Search Tips

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Leadership and engagement



[Online services](#)

Transactions and applications

**HENNEPIN COUNTY TREASURER  
A600 Government Center  
Minneapolis MN 55487- 0060**

**Property Tax Information**

*The Hennepin County Property Tax web database is updated daily (Monday - Friday) at approximately 9:15 p.m. (CST)*

**Property ID No.:** 12-028-24-11-0153

**Property Address:** 3936 NOKOMIS AVE S

**Owner Name:** AMANDA L PRZYNSKI

**Taxpayer Name and Address:** AMANDA L PRZYNSKI  
3427 NICOLLET #1  
MINNEAPOLIS MN 55408

**Property has prior year delinquent taxes. Call (612) 348-3011 for amount due.**  
It is anticipated that 2014 Taxes will be available on this web site approximately March 1, 2014.

**Hennepin County, Minnesota**

[Open government](#) | [Privacy](#) | Copyright 2013

*1-14-2014- Called the County*

*Owing -*

*2012 -*

*+*

*2013 = \$7,421.06*

539919

**Rental License Application**  
INDIVIDUAL APPLICATION REQUIRED FOR EACH BUILDING  
PLEASE COMPLETE SECTIONS 1 THROUGH 9  
**Property Information**

**Section 1**

Rental Property Address: 3934-3936 Nokomis Av S Property Identification Number (PIN): \_\_\_\_\_  
 PIN can be found on property tax statement or at [www2.co.hennepin.mn.us/pins/addrsrch.jsp](http://www2.co.hennepin.mn.us/pins/addrsrch.jsp)-Required for Condo Units

Number of Rental Units: 2 Dwelling Units \_\_\_\_\_ Rooming Units \_\_\_\_\_ Shared Bath Units \_\_\_\_\_ Condo Units

**DWELLING UNIT:** Any habitable room located within a dwelling and forming a single habitable unit with facilities which are used or intended to be used for sleeping, cooking and eating.

**SHARED BATH UNIT:** Dwelling unit which does not contain a bathroom.

**ROOMING UNIT:** Any room or group of rooms forming a single habitable unit used or intended to be used for living and sleeping, but not for cooking of meals.

**CONDO UNIT:** Any dwelling unit within a Condominium, Townhouse or Coop Association.

**Section 2**

**Owner Information**

Business Name: \_\_\_\_\_ (Required if Applicable)

Name of Natural Person: Amanda L Przynski  
 Chief Operating Officer/Owner First MI (Required) Last

Date of Birth 08/12/1972 Phone (612) 870-0897  
 Month/day/year (Required)

Owner's Address 3427 Nicollet Av S #1 N

City Minneapolis County Hennepin State & Zip Code MN 55408

**Section 3**

**Person Responsible for Maintenance & Management of this Rental Property**

Enter below the requested information for the natural person responsible for maintenance and management of this property. This person must reside within the 16-county metropolitan area of: ANOKA, CARVER, CHISAGO, DAKOTA, GOODHUE, HENNEPIN, ISANTI, LESUEUR, MCLEOD, RAMSEY, RICE, SCOTT, SHERBURNE, SIBLEY, WASHINGTON AND WRIGHT. This person may also be the appointed agent/contact person for the property. A post office box or commercial mail service box are not acceptable as an address for such person. SECTION 244.1840 MINNEAPOLIS CODE OF ORDINANCES.

Name of Property Manager Amanda L Przynski Date of Birth 08/12/72  
 First MI (Required) Last (Required)

Daytime Phone (612) 870-0897 Evening Phone (612) 348-2821

Address 3427 Nicollet Ave So #1

City Minneapolis County Hennepin State & Zip Code MN 55408

**Section 4**

I CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT AND I UNDERSTAND ALL MAILINGS FROM INSPECTIONS DIVISION INCLUDING THE ANNUAL RENTAL LICENSE BILLING STATEMENT WILL BE MAILED TO THE APPOINTED AGENT/CONTACT PERSON UNLESS INSPECTIONS DIVISION IS NOTIFIED OF ANY CHANGES.

Signature of Owner [Signature] Date 09/06/08

Signature of Person responsible for Maintenance/Mgmt must be notarized. If Other Than Owner (Space reserved for Notary Stamp)

Signature of Property Manager if other than owner \_\_\_\_\_ Date \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_, Notary Public, \_\_\_\_\_ County

**Caution:** Your signature as Property Manager on this form will make you responsible for the maintenance and management of this rental property.

**New Owners:** Attached proof of ownership (i.e. copy of Certificate of Real Estate Value or HUD Statement or Bill of Sale).

may 2008

(P)





**Section 10**

**Rental License Fees**

**Fee Amounts per Building:** The annual license fee for a rental dwelling license or provisional license is \$61.00 for the first rental dwelling unit and \$19.00 for each additional rental dwelling unit under common ownership in the same building. The licensing billing period is between **September 1st through August 31st**. New owners who have purchased their property after April 1<sup>st</sup> (during second half of license year) shall pay the prorated fee of 50%. A change in ownership shall require a new license application and payment of the license fee.

**Dwellings Converted to Rental:** Whenever a dwelling is converted to rental usage, the dwelling shall be promptly inspected for compliance with minimum housing standards. The fee for this required inspection is one thousand dollars (\$1000.00). This fee shall be in addition to the annual license fee. Exemptions: buildings containing 6 or more units; dwellings owned by nonprofit entity (as defined); new construction.

**Operation of an unlicensed dwelling unit** shall be subject to an additional administrative fee of two hundred fifty dollars (\$250.00) for the first dwelling unit, and twenty dollars (\$20.00) for each additional dwelling unit under common ownership in the same building. This fee shall be in addition to any other appropriate enforcement action or fees due. This fee shall apply 60 days after owner closes the sale of the rental property.

**New Owners:** Attach proof of ownership (i.e. Copy of Certificate of Real Estate Value or HUD Statement or Bill of Sale).

**Make checks payable to:**  
**Mail to:**

**FEE MUST ACCOMPANY APPLICATION.**  
Minneapolis Finance Department  
Department of Regulatory Services  
Inspections Division  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415-1373

**Section 11**

**Important Information**

Section 244.2010: Every Licensee shall promptly notify the Department of Inspections of any changes in the names, addresses and other information concerning the person listed in the last license application filed with the department.

Section 244.2000(d): The owner of any dwelling which is required to be licensed by this chapter shall prior to the time of sale of said dwelling, notify the buyer in writing of all unabated orders and violation tags issued by the Department of Inspections pertaining to said dwelling, as well as the requirement of law that said dwelling, upon acquisitions by a new owner, must be licensed with the Director of Inspections. A copy of the notification shall be mailed to the Director of Inspections within five (5) days of furnishing the notification to the buyer. If the dwelling is owned by a corporation, an officer of said corporation shall carry out the notification required by this section. If the property is owned by more than one person, a notification by one of the owners shall satisfy this section. For the purpose of this section, "time of sale" shall be construed to mean when a written purchase agreement is executed by the buyer or, in the absence of a purchase agreement, upon the execution of any document providing for the conveyance of a dwelling required to be licensed.

**Section 12**

**For Office Use Only**

License/Provisional Number.....  
Operator.....  
Date Processed.....  
Fee Amount Paid.....  
 New Construction/Certificate of Occupancy  
 Code Compliance  
 New Owner *May 2008*  
 Other \_\_\_\_\_  
 Conversion  
 Response to RFS  
 Update Only

*539919*  
*DL*  
*\$80.00*

NOV 21 2008

*Vacant*

*\$80.00*

**Inspector Timeline of Events  
3934/3936 Nokomis Avenue**

**6-11-2013**

Appointment set for initial inspection. Owner did not show up but I was able to gain access to unit 1 (3934 Nokomis) but not to unit 2 (3936 Nokomis) Multiple code violations found. Orders issued with due dates of 6-25-2013 & 8-1-2013.

**8-13-2013**

Appointment set for re-inspection with owner. Owner did not show up and I was unable to gain access for an inspection.

**9-19-2013**

Appointment set for re-inspection with owner. Owner did not show up and I was unable to gain access for an inspection.

**10-8-2013**

Appointment set for re-inspection with owner. Owner did not show up and I was unable to gain access for an inspection.

**1-10-2014**

Met with Owner at property but still unable to gain access to unit 2 (3938 Nokomis)

**1-14-2014**

Inspectors Analysis of Property:

Owner failed to show for all prior appointments until revocation action started. No work has been done to address the code violations at this location and the owner does not have control of her building or her tenants in unit 2 - 3936 Nokomis. Large amounts of dog feces in front yard. Inspection done with Deputy Director, Kellie Jones.

**CITY OF MINNEAPOLIS  
DEPARTMENT OF REGULATORY SERVICES  
INSPECTIONS DIVISION  
*HOUSING INSPECTION SERVICES***

**July 29, 2013**

**COPY**

Amanda L Przynski  
3427 Nicollet Ave S #1N  
Minneapolis, MN 55408

Dear Amanda:

A re-inspection of the property located at **3936 Nokomis Ave S** is being scheduled for **Tuesday, August 13, 2013 at 12:00 PM (Noon)**. The purpose of this re-inspection is to verify compliance with existing orders. This is a required inspection per Minneapolis Code of Ordinances 244.120 and 244-1800-244.2010. **An inspection fee of one hundred dollars (\$100.00) will be charged for each missed appointment and/or any inspection where all noted violations have not been abated per Minneapolis Code of Ordinances 244.190.** This property is a Tier 3 property and is subject to annual inspections.

Please meet me at the property at the date and time listed above.

If the date/time specified above is unacceptable to you, please call me as soon as possible to reschedule this appointment.

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have enclosed a tenant consent card. It is your responsibility to obtain the tenant's written consent and signature on this card allowing me to enter. **This signed card must be provided to me at the inspection. If consent is refused, a court issued warrant may be obtained to authorize the inspection and a one hundred dollar (\$100.00) inspection may be charged.**

Thank you in advance for your cooperation.

Sincerely,

Bryan Starry  
Housing Inspector Lead  
612-685-8576  
ENCLOSURE

Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

**CITY OF MINNEAPOLIS  
DEPARTMENT OF REGULATORY SERVICES  
INSPECTIONS DIVISION  
*HOUSING INSPECTION SERVICES***

**COPY**

**September 4, 2013**

Amanda L Przynski  
3427 Nicollet Ave S #1N  
Minneapolis, MN 55408

Dear Amanda:

A re-inspection of the property located at **3936 Nokomis Ave S** is being scheduled for **Thursday, September 19, 2013 at 11:00 AM**. The purpose of this re-inspection is to verify compliance with existing orders. This is a required inspection per Minneapolis Code of Ordinances 244.120 and 244-1800-244.2010. **An inspection fee of one hundred dollars (\$100.00) will be charged for each missed appointment and/or any inspection where all noted violations have not been abated per Minneapolis Code of Ordinances 244.190.** This property is a Tier 3 property and is subject to annual inspections.

Please meet me at the property at the date and time listed above.

If the date/time specified above is unacceptable to you, please call me as soon as possible to reschedule this appointment.

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have enclosed a tenant consent card. It is your responsibility to obtain the tenant's written consent and signature on this card allowing me to enter. **This signed card must be provided to me at the inspection. If consent is refused, a court issued warrant may be obtained to authorize the inspection and a one hundred dollar (\$100.00) inspection may be charged.**

Thank you in advance for your cooperation.

Sincerely,

Bryan Starry  
Housing Inspector Lead  
612-685-8576  
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Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

**CITY OF MINNEAPOLIS  
DEPARTMENT OF REGULATORY SERVICES  
INSPECTIONS DIVISION  
HOUSING INSPECTION SERVICES**

**September 24, 2013**

Amanda L Przynski  
3427 Nicollet Ave S #1N  
Minneapolis, MN 55408

**COPY**

**RE: 3936 Nokomis Ave S**

Dear Amanda:

By letter of **September 4, 2013**, an inspection of the above referenced property was scheduled for **Thursday, September 19, 2013 at 11:00 AM**. I was present at the property to meet you at the appointed time however; you did not appear nor advise me that you would be unable to keep that appointment. This property is a Tier 3 property and is subject to annual inspections.

I have rescheduled an inspection of the property for **Tuesday, October 08, 2013 at 10:00 AM**. Unless I hear from you to the contrary, I expect to meet you at the property at that date and time. For your benefit, I want to stress the importance of keeping this appointment. **Failure to allow the inspection is grounds for license revocation or denial per Minneapolis Code of Ordinances 244.1910(8).**

If you fail to allow the inspection, license revocation or denial proceedings will be commenced. You will also be subject to criminal prosecution. A one hundred dollar (\$100.00) inspection fee is charged for each missed appointment. Again, I am providing this explanation to stress the importance of cooperating with me in this matter.

I must have the tenant's consent to enter the premises in order to conduct this inspection. I have enclosed a tenant consent card. **It is your responsibility to obtain the tenant's written consent and signature on this card allowing me to enter. This signed card must be provided to me at the inspection. If consent is refused, a court issued warrant may be obtained to authorize the inspection and a one hundred dollar (\$100.00) inspection fee may be charged.**

Sincerely,

Bryan Starry  
Housing Inspector Lead  
612-685-8576

ENCLOSURE

Atención. Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700

Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500

Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800

NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

October 15, 2013

Property Address: 3934/3936 Nokomis Avenue

Amanda Przynski  
3427 Nicollet Avenue South  
#1N  
Minneapolis, MN 55408

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910, and/or 244.1930, 244.1840)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2<sup>nd</sup> violation of letting/offering to let unlicensed rental
- (22) Owner of a 2 or more unit rental property must provide for recycling services
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

A license proceeding has been commenced against you because the building has been found to be in violation of the housing maintenance code. **You have 10 days to bring the building into compliance.** Hazards may need to be corrected sooner. After this date the City Council may proceed to deny, revoke, or suspend the rental dwelling license for the building. If the City Council denies, revokes, or suspends the license, the affected dwellings therein must be vacated and shall not be re-occupied until a new license is granted by the City Council.

Sincerely,

Kathy Zierke  
Administrative Analyst II  
612-673-5846

## FINDINGS OF FACT

Amanda Pryzynski is the owner of the property at the listed address of 3934/3936 Nokomis Avenue S., Minneapolis, MN. As the owner of this property Amanda Pryzynski applied for and was awarded a rental license for the property. Amanda Pryzynski is listed on the rental license application as the owner of the property and as the person responsible for the maintenance and management of the property. On the rental license application Amanda Pryzynski listed an address of 3427 Nicollet Avenue S. #1, Minneapolis, MN as the contract address for the mailings from the Inspections Division.

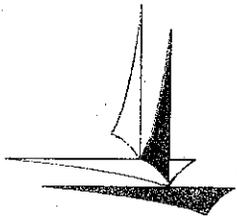
On June 11, 2013, May, 9, 2012, a rental licensing inspection was set for 3934/3936 Nokomis Avenue by Housing Inspector Bryan Starry. Inspector Starry arrived at the property but the owner failed to appear. Inspector Starry was able to access Unit 1 but was unable to access Unit 2. On June 13, 2013, written orders were issued to the owner Amanda Pryzynski, requiring the owner to install smoke detectors, repair carbon monoxide detectors, repair interior walls, repair the illegal wiring in the basement junction box, and repair the garage among other violations. The written orders gave the owner until June 25, 2013, and August 1, 2013, to make the necessary corrections. An appointment for a re-inspection was set for August 13, 2013. The owner did not appear for the re-inspection and Inspector Starry was unable to gain access to either unit at the property.

A re-inspection appointment was then set for September 19, 2013. Again the owner did not appear and Inspector Starry was unable to gain access to either unit at the property. A letter was then sent to the owner setting another re-inspection for October 8, 2013. On October 18, 2013, Inspector Starry arrived at the property to conduct the re-inspection, however the owner failed to appear and Inspector Starry was unable to gain access to either unit at the property.

On October 15, 2013, a Notice of Director's Determination of Non-Compliance was issued by Inspector Starry to Amanda Pryzynski, notifying the owner that the property was in violation of M.C.O. § 244.1910 (8) due to failure of the licensee to allow required inspections of units pursuant to M.C.O. § 244.2000(c). The owner was given ten days to come into compliance by allowing the required inspection.

The owner failed to allow an inspection of the property and on November 18, 2013, Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Amanda Pryzynski at the listed address of 3427 Nicollet Avenue #1, Minneapolis, MN 55408. Notice of the pending revocation was also posted on the rental property located at 3934/3936 Nokomis Avenue. Amanda Pryzynski was given fifteen (15) days to file an appeal in this matter and the fifteen days expired without an appeal being filed.

The owner failed to contact Inspector Starry until January of 2014, and an inspection was set for January 14, 2014. On January 14, 2014, the owner met Inspector Starry at the property but was still unable to enter unit 2 at the property. Inspector Starry's inspection of unit 1 revealed that the owner had not complied with any of the written orders issued on June 13, 2013. Inspector Starry also noted that there were large amounts of dog feces in the front yard of the property.



Minneapolis

City of Lakes

November 18, 2013

# NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

Regulatory Services  
Department

Property Address: 3934 & 3936 Nokomis Avenue

Housing Inspections  
Services Division

Amanda L. Przynski  
3427 Nicollet Avenue  
#1N  
Minneapolis, MN 55408

250 South 4th Street – Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5826  
Fax 612 673-2314  
TTY 612 673-3300

This is to notify you that the above property fails to meet one or more of the rental licensing standards below: (Minneapolis Code of Ordinances 244.1910 and 244.1940)

- (1) Required License fee not paid
- (2) Rental dwelling units exceed maximum number allowed by Zoning
- (3) Rental dwelling unit(s) over occupied or illegally occupied
- (4) Rental dwelling unit(s) used or converted to rooming units in violation of Zoning Code
- (5) Repeated accumulation of weeds, vegetation, junk, debris, or rubbish
- (6) Rental dwelling unit(s) are in a substandard condition
- (7) Licensee has not paid required reinspection fees
- (8) Licensee has not allowed required inspection of unit(s) MCO 244.2000(c)
- (9) Licensee has failed to maintain and keep written register of tenants
- (10) Licensee has failed to submit a building scheme
- (11) Property taxes delinquent or assessments for administrative citations
- (12) Responsible party has bench warrant(s) pursuant to the Housing/Zoning Code
- (13) Owner/licensee/manager has had 2 or more licenses revoked.
- (14) Licensee has adverse license action in progress
- (15) Rental License application is not current per section 244.1840
- (17) Licensee failed to obtain required permits MN Rule CH 1300.0120
- (18) Licensee allowed water shut for non-payment 244.1910(18)
- (19) Other Cause – chapter 4, section 16 of the Charter
- (20) Notice to tenant of pending foreclosure/cancellation of Contract for Deed
- (21) 2<sup>nd</sup> violation of letting/offering to let unlicensed rental
- (22) Property with Rental Dwelling Units of 2+ must provide Recycling Services.
- (23) The licensee or applicant shall not have unpaid fines or fees owing the City.

Documentation is attached which refers to the above checked standard(s) in violation.

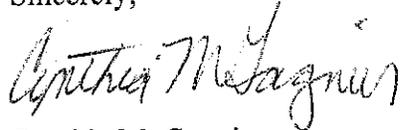
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other remedies such as condemnation or legal action.

If you do not appeal this action within 15 days from the date of this notification, the City Council may take action to Revoke your license(s).

If the City Council revokes the Rental License(s), the affected dwellings therein must be vacated, and shall not be re-occupied until a new license is granted by the City Council.

An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

Sincerely,



Cynthia M. Gagnier  
Manager, Administrative Services  
612-673-5898

Enclosure

PLEASE KEEP THIS SIGN UP

City of Minneapolis  
Department of Regulatory Services  
Housing Inspections

**NOTICE TO TENANTS  
OF RENTAL LICENSE REVOCATION,  
DENIAL, NON-RENEWAL OR SUSPENSION**

To Renters of 3934/3936 - Nokomis Av.

The license your landlord needs for this building cannot be given at this time due to:

Not Allowing Inspection L38

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 12-13-13

You will be notified when this action becomes final. If the City Council revokes the rental license for this building, you will be given time to move. The Rental License is still valid until this action becomes final.

**FOR GENERAL INFORMATION, PLEASE CALL 311**

Date Posted: 11-20-13

English- Attention. If you want help translating this information, call  
Spanish- Atención. Si desea recibir asistencia gratuita para traducir esta información, llama 612-673-2700  
Somali- Ogow. Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500  
Hmong- Ceeb toom. Yog koj xav tau kev pab txhais cov xov no rau koj dawb, hu 612-673-2800  
Sign Language Interpreter- 612-673-3220 TTY: 612-673-2626

244.1910 - Licensing standards. (2) The following minimum standards and conditions shall be met in order to hold a rental dwelling license under this article. Failure to comply with any of these standards and conditions shall be adequate grounds for the denial, refusal to renew, revocation, or suspension of a rental dwelling license or provisional license, or for the imposition of reasonable conditions or restrictions upon such a license pursuant to section 259.165

- (1) The licensee or applicant shall have paid the required license fee.
- (2) Rental dwelling units shall not exceed the maximum number of dwelling units permitted by the Zoning Code.
- (3) No rental dwelling or rental dwelling unit shall be over occupied or illegally occupied in violation of the Zoning Code or the Housing Maintenance Code.
- (4) The rental dwelling shall not have been used or converted to rooming units in violation of the Zoning Code.
- (5) The owner shall not suffer or allow weeds, vegetation, junk, debris, or rubbish to accumulate repeatedly on the exterior of the premises so as to create a nuisance condition under section 227.90 of this Code. If the city is required to abate such nuisance conditions under section 227.100 or collect, gather up or haul solid waste under section 225.690 more than three (3) times under either or both sections during a period of twenty-four (24) months or less, it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license.
- (6) The rental dwelling or any rental dwelling unit therein shall not be in substandard condition, as defined in section 244.1920
- (7) The licensee or applicant shall have paid the required reinspection fees.
- (8) The licensee or his or her agent shall allow the director of inspections and his or her designated representative to perform a rental license review inspection as set forth in section 244.2000(c).
- (9) The licensee shall maintain a current register of all tenants and other persons with a lawful right of occupancy to a dwelling unit and the corresponding floor number, and unit number and/or letter and/or designation of such unit within the building. The register shall be kept current at all times. The licensee shall designate the person who has possession of the register and shall inform the director of the location at which the register is kept. The register shall be available for review by the director or his or her authorized representatives at all times.
- (10) The licensee shall submit to the director of inspections or an authorized representative of the director, at the time of application for a rental dwelling license and for just cause as requested by the director, the following information: the number and kind of units within the dwelling (dwelling units, rooming units, or shared bath units), specifying for each unit, the floor number, and the unit number and/or letter and/or designation.
- (11)
  - a. There shall be no delinquent property taxes or assessments on the rental dwelling, nor shall any licensee be delinquent on any financial obligations owing to the city under any action instituted pursuant to Chapter 2, Administrative Enforcement and Hearing Process.
  - b. The licensee or applicant shall have satisfied all judgments duly entered or docketed against the licensee or applicant by any court of competent jurisdiction arising out of the operation of a rental property business. This subsection shall not be found to have been violated if the licensee or applicant demonstrates that the underlying case or action leading to the entry of judgment is being properly and timely removed to district court or otherwise appealed, or when the judgment is being paid in compliance with a payment plan accepted by either a court possessing jurisdiction over the judgment or the judgment creditor or during any period when the enforcement of the judgment has been duly stayed by such a court. This subsection shall become effective January 1, 2008.
- (12) There is no active arrest warrant for a Minneapolis Housing Maintenance Code or Zoning Code violation pertaining to any property in which the licensee, applicant or property manager has a legal or equitable ownership interest or is involved in management or maintenance.
- (13)
  - a. Any person(s) who has had an interest in two (2) or more licenses revoked pursuant to this article or canceled pursuant to section 244.1925 or a combination of revocations or cancellations shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of five (5) years.
  - b. Any person(s) who has had an interest in a license revoked pursuant to this article or canceled pursuant to section 244.1925, shall be ineligible from obtaining any new rental dwelling licenses for a period of three (3) years.
- (14) No new rental dwelling license shall be issued for the property during the pendency of adverse license action initiated pursuant to section 244.1940

- (15) The licensee or applicant must have a current, complete, and accurate rental dwelling application on file with the director of inspections in accord with the provisions of section 244.1840
- (16) a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.
- b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it 3) holding for retrieval by the tenant upon one (1) business-day's notice.
- c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.
- d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.
- e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to section (b).
- f. Violation of this subsection, 244.1910(16), may result in an administrative citation, or may contribute to the denial or revocation of a rental license.
- g. This subdivision shall become effective December 1, 2004.
- (17) An owner shall not have any violations of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, at any rental dwelling which they own or have an ownership interest. A violation of Minnesota Rule Chapter 1300.0120 subpart 1 shall result in a director's determination of noncompliance notice being sent, pursuant to 244.1930 to the owner regarding the rental dwelling where the violation occurred. A second violation, at any rental dwelling in which the owner has an ownership interest, of Minnesota Rule Chapter 1300.0120 subpart 1, related to required permits, shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to 244.1940 of the Code, for the rental dwelling where the second violation occurred.
- (18) The owner, where the owner pays the water bill for a rental dwelling, shall not allow the water to be shut off for non-payment. If water to a rental dwelling has been turned off, for lack of payment by the owner it shall be sufficient grounds to deny, revoke, suspend or refuse to renew a license or provisional license.
- (19) The provisions of this section are not exclusive. Adverse license action may be based upon good cause as authorized by Chapter 4, Section 16 of the Charter. This section shall not preclude the enforcement of any other provisions of this Code or state and federal laws and regulations.
- (20) A licensee or owner/landlord shall not be in violation of section 244.265 of this Code, which requires owner/landlords to notify tenants and prospective tenants of pending mortgage foreclosure or cancellation of contract for deed involving the licensed property.
- (21) Any person(s), having an ownership or management interest in any property, upon a second violation of section 244.1810 by allowing to be occupied, letting or offering to let to another for occupancy, any dwelling unit without having first obtained a license or provisional license, shall be ineligible to hold or have an interest in a rental dwelling license or provisional license for a period of two (2) years.
- (22) The owner or licensee shall not be in violation of section 225.780, which requires every owner of a building containing two (2) or more dwelling units to provide for recycling services.
- (23) The licensee or applicant shall not have any unpaid fines or fees owing to the City of Minneapolis related to their rental property.

(90-Or-235, § 6, 9-14-90; 91-Or-220, § 1, 11-8-91; 94-Or-124, § 1, 9-16-94; 95-Or-097, § 2, 6-30-95; Ord. No. 97-Or-056, § 8, 6-27-97; 99-Or-163, § 5, 12-17-99; 2001-Or-074, § 1, 6-22-01; 2003-Or-070, § 2, 6-20-03; 2004-Or-122, § 1, 10-22-04; 2005-Or-008, § 1, 2-11-05; 2006-Or-115, § 2, 10-20-06; 2007-Or-063, § 1, 8-31-07; 2008-Or-016, § 4, 2-29-08; 2009-Or-044, § 2, 5-22-09; 2010-Or-041, § 1, 4-16-10; 2011-Or-044, § 1, 4-29-11; 2011-Or-108, § 4, 11-18-11; 2013-Or-040, § 1, 4-12-13)

244.1930. Director's determination of noncompliance; notice. (a) If the director of inspections determines that a building or dwelling unit fails to meet the licensing standards set forth in section 244.1910, or section 244.1920, he or she shall mail a notice to the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit. The notice shall specify the reasons why the building or unit fails to meet the licensing standards in section 244.1910 or section 244.1920 and shall include a copy of the inspection report if applicable. However, if a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time under the same owner/licensee, a notice of director's determination of noncompliance shall not be required to be sent as the building or dwelling unit may be subject to an action for denial; non-renewal; revocation or suspension pursuant to section 244.1940.

(b) If the rental dwelling fails to meet one (1) or more of the standards set forth in section 244.1910, the notice shall indicate that the license holder or applicant has ten (10) days to correct the defects, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license.

(c) If the rental dwelling fails to meet the standards set forth in section 244.1920, the notice shall indicate that the license holder or applicant has sixty (60) days to correct the defects causing the building to be substandard, after which the city council will take action to deny, refuse to renew, revoke, or suspend the license or provisional license. The director may for good cause authorize additional time to correct defects causing a building to be substandard. If the defects create an imminent hazard to health or safety, the director may proceed immediately for denial, nonrenewal, revocation, or suspension under section 244.1940, or may shorten the deadline for compliance to less than sixty (60) days.

(d) Whenever a notice of noncompliance is issued under this section, the director of inspections shall also cause a notice to tenants to be prominently posted on the building. The notice shall indicate that a license proceeding has been commenced against the owner because the building has been found to be in violation of the housing maintenance code; that after a stated period of time allowed to bring the building into compliance, the city council may proceed to deny, revoke, or suspend the rental dwelling license for the building; that if the city council denies, revokes, or suspends the license, tenants may be required to vacate the building; that further information can be obtained from the City of Minneapolis Housing Services Office.

(e) The director of inspections shall send copies of the notice of noncompliance and the notice to tenants to the housing services office. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 3, 6-30-95; 99-Or-163, § 6, 12-17-99; 2011-Or-044, § 2, 4-29-11; 2011-Or-108, § 5, 11-18-11)

**244.1940. Denial; non-renewal; revocation; suspension.** (a) If after any period for compliance under section 244.1930 has expired, the director determines that the dwelling fails to comply with any of the licensing standards in sections 244.1910 or 244.1920, or the director has initiated an action to deny, revoke, suspend, or not renew a license pursuant to section 244.2020, or if the director determines that a building or dwelling unit fails to meet licensing standards 244.1910(2), (3), (4), (13)(a), (18) or (21), for a second time, under the same owner/licensee, the director shall mail the owner and the person designated by the owner as the person responsible for the maintenance and management of the building or dwelling unit, a notice of denial, non-renewal, revocation, or suspension of the license or provisional license. The notice shall state:

(1) That the director has determined that the building fails to comply with the licensing standards for rental dwellings in section 244.1910 and section 244.1920, that the licensee has failed to take appropriate action following conduct by tenants and/or their guests on the licensed premises under section 244.2020, or that the licensee has failed to submit a written management plan that satisfies the requirements set forth in 244.2020(d).

(2) The specific reasons why the building fails to meet licensing standards, including copies of applicable inspection reports, or notices sent to licensee of conduct on licensed premises.

(3) That the director has referred the matter to the city council with a recommendation to deny, not renew, revoke, or suspend the license or provisional license.

(4) That the city council will deny, refuse to renew, revoke, or suspend the license or provisional license unless the owner appeals the determination within fifteen (15) days after receipt of the notice, in the manner provided in section 244.1960.

(5) That after denial, nonrenewal, revocation or suspension, the dwelling or the affected dwelling unit therein must be vacated, and shall not be reoccupied until all violations are corrected and a license is granted by the city council, (except where an extension of time has been granted by the director of inspections due to weather). Further, no license will be granted by the city council until an approved plan to control conduct on premises has been presented and accepted by the city council if the denial, non-renewal, revocation or suspension was under section 244.2020.

(6) The notice shall describe how an appeal may be filed under section 244.1960.

(7) The director shall cause a notice to tenants to be mailed or delivered to each licensed dwelling unit and prominently posted on the building. The notice shall indicate that the rental dwelling license for the building has been denied, revoked, or suspended, whichever is applicable; that the action will become final on a specific date unless the building owner appeals and requests a hearing; that tenants may be required to vacate the building when the action becomes final; that further information can be obtained from the City of Minneapolis Housing Services Office.

(b) Lapsed licenses. If a license lapses, or is surrendered, withdrawn, terminated, or otherwise becomes ineffective, the director may proceed, pursuant to subdivision (a), with an action to deny, non-renew, revoke or suspend if the action was commenced prior any lapse, surrender, withdraw, termination or other loss of license.

(c) Any action taken under this section shall be instituted against the rental dwelling license held by the owner(s), licensee and the person designated by the owner as the person responsible for the maintenance and management of the licensed property. (90-Or-235, § 6, 9-14-90; 95-Or-097, § 4, 6-30-95; 99-Or-163, § 7, 12-17-99; 2004-Or-007, 1-30-04; 2004-Or-112, § 1, 10-8-04; 2011-Or-044, § 3, 4-29-11; 2011-Or-108, § 6, 11-18-11)