

## Community Development & Regulatory Services Committee

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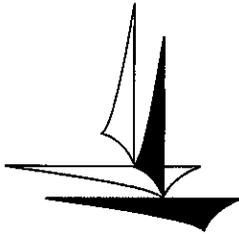
### In the Matter of the Rental License Revocation Action

**OWNER, ANDREW MERANDE**  
**3430 - Newton Avenue North**

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**Minneapolis**  
City of Lakes

**Department of  
Regulatory Services**

Nuria P. Rivera-Vandermyde  
Director

**Housing Inspections**

250 South 4th Street – Room 400  
Minneapolis, MN 55415-1316

Office (612) 673-3000  
Fax (612) 673-3262  
TTY (612) 673-2157

**Attention:** If you have any questions regarding this material please call 311

**Spanish - Atención.**

Si desea recibir asistencia gratuita para traducir esta información, llame al teléfono (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: 612-673-2157

If you want help translating this information in any other language, call 612-673-3737

October 6, 2014

**Property Address: 3430 Newton Avenue North**

Andrew Merande  
14375 Valley View Road  
#B  
Eden Prairie, MN 55344

Dear Mr. Merande:

On June 12<sup>th</sup>, 2014 you were notified of the City's intent to revoke the rental dwelling license for the property located at 3430 – Newton Avenue North. You did not appeal the action.

The matter will be heard by the Community Development & Regulatory Services Committee of the City Council on October 21<sup>st</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 673-5850.

Sincerely,

Joann Velde  
Deputy Director  
Housing Inspections

Encl.



City Information  
and Services

[www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us)

Affirmative Action Employer

54781

Conversion

KJ ✓

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

**Section 1 Property Information**

Rental Property Address: 3430 NEWTON AVE N 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: 1 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: ANDREW D MERANDE  
 Chief Operating Officer/Owner First MI (Required) Last  
 Date of Birth 05/25/75 Phone ( ) 612 987 8717  
 Month/day/year (Required)  
 Owner's Address 18802 74 TER ST  
 City 21K RIVER County \_\_\_\_\_ State & Zip Code MN 55380

**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 \_\_\_\_\_ Date of Birth \_\_\_\_\_  
 First MI (Required) Last (Required)  
 Daytime Phone ( ) \_\_\_\_\_ Evening Phone ( ) \_\_\_\_\_  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ County \_\_\_\_\_ State & Zip Code \_\_\_\_\_

**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 5/12/09  
 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).

Section 10

**Rental License Fees**

**Fee Amounts per Building:** The annual license fee for a rental dwelling license or provisional license is \$65.00 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 1st (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).**

**FEE MUST ACCOMPANY APPLICATION.**

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

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  
\_\_\_ Other \_\_\_\_\_

Conversion  
 Response to RFS  
 Update Only

54781  
JUL  
\$1032.50  
JUN 06 2009



Section 10

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Department of Regulatory Services  
Inspections Division  
250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415-1373

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

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Section 12

**For Office Use Only**

License/Provisional Number.....  
Operator.....  
Date Processed.....  
Fee Amount Paid.....  
    New Construction/Certificate of Occupancy  
    Code Compliance  
    New Owner  
    Other.....

Conversion  
 Response to RFS  
 Update Only

54781  
JUL  
\$1032.50  
JUN 06 2009

City of Minneapolis Truth in Sale of Housing  
**CERTIFICATE OF APPROVAL**

Lucy Munaley  
3430 Newton Ave N  
Minneapolis, MN 55412



**Address Evaluated:** 3430 Newton Ave N

**Issued To:** Lucy Munaley

**Issued Date:** April 23, 2009

**Report Number:** 20092199

**Report Date:** April 23, 2009

**Certificate Expires:** April 23, 2011

This is to certify that the above mentioned address has been inspected pursuant to Minneapolis City Ordinance 248 and that any repairs required per Minneapolis City Ordinance 248 as amended December 23, 2005 have been repaired or replaced as required.

The Truth-in-Sale-of-Housing Disclosure Report, subsequent inspections and issuance of this certificate are not guarantees or warranties to any individual buyer, seller or renter regarding the condition of the dwelling; nor is the evaluation report, inspection(s) or certificate intended for the special benefit of any individual.

The City of Minneapolis does not assume any responsibility or liability in connection with the inspection addressed herein or in connection with the issuance of this Certificate of Approval

*Issued by the Department of Regulatory Services, Truth in Sales of Housing section.*

Application | Address | **Applicant** | Comment | Quantities | Fee Calc | Fee Pmt | Issue

PLIC 541781 Prop Dev. 09 Jur. MPLS

**Applicant**

Applicant:	ANDREW O MERANDE	Home Ph:	952-567-3644
Representative:		Work Ph:	
Position/Title:		Extension:	
Address Line 1:		Fax:	
Address Line 2:	14375 VALLEY VIEW RD #B	Type:	
City / State:	EDEN PRAIRIE MN Zip: 55344	SSN:	
E-mail:		MR ID/PIN:	50633916

Identifiers

**Contact**

Contact:	ANDREW O MERANDE	Home Ph:	952-567-3644
Representative:		Work Ph:	
Position/Title:		Extension:	
Address Line 1:		Fax:	
Address Line 2:	14375 VALLEY VIEW RD #B	Type:	
City / State:	EDEN PRAIRIE MN Zip: 55344	Birthdate:	25-MAY-1975
E-mail:		MR ID/PIN:	50633915

Photo

Copy Applicant From:

Applicant

Owner

Professional

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Regulations and opportunities



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Transactions and applications

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## 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:

2014 Assessment (For Taxes Payable 2015)

[Tax information](#)

[Property ID](#)

Property ID: 09-029-24-22-0053

[Address](#)

Address: 3430 NEWTON AVE N

[Addition name](#)

Unit No.:

[Interactive map](#)

Municipality: MINNEAPOLIS

Owner: ANDREW OMORO MERANDE

Taxpayer Name / Address: ANDREW OMORO MERANDE

Property ID:

3430 NEWTON AVE N

0902924220053

MINNEAPOLIS MN 55412

Search Clear

Subrecord No. 1

Improvement Amount: \$0

Property Type: RESIDENTIAL

Homestead Status: NON-HOMESTEAD

Exempt or Deferred:

Values	Estimated
Land:	\$6,000
Building:	\$67,500
Machinery:	\$0
Totals:	\$73,500
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>\$73,500</b>

## City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0902924220053

[Map](#)

**3430 Newton Ave N Minneapolis, MN 55412**

RENTAL LICENSE & LODGING HOUSE LICENSE		Paid On	Amount
<b>Permit Type</b>	<b>Contact</b>		
<b>RLIC - RENTAL LICENSING</b>	<b>Andrew O Merande</b> 14375 Valley View Rd #b, Eden Prairie, MN 55344 952-567-3644	Aug 20, 2013	\$69
		Sep 10, 2012	\$69
		Jul 28, 2011	\$67
		Jan 15, 2010	\$65
		Jun 06, 2009	\$33
<b>RLIC - RENTAL LICENSING</b>	<b>Cha Yang</b> 8408 Logan Avenue North, Brooklyn Park, MN 55444 763-391-6097	Oct 30, 2006	\$55
		Oct 31, 2005	\$39

PropertyInfo - Property Information System 7.1 rev: 3

Minneapolis Information Technology

For assistance, contact [Minneapolis 311](#) at 3-1-1 or (612) 673-3000

## City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0902924220053

[Map](#)

**3430 Newton Ave N Minneapolis, MN 55412**

**Warning - IMPORTANT INFORMATION CONCERNING SPECIAL ASSESSMENTS!**

City of Minneapolis property data is updated nightly, Monday – Friday. While efforts are made to ensure that the information on our website is complete and accurate, Special Assessments data could be up to 72 hours old due to data systems refresh cycles.

The Special Assessment information herein does not include Public Works, Minneapolis Park Board, Hennepin County assessments.

If you are concerned about the accuracy or timeliness of an item and would like to contact the department responsible for the data, please contact [Minneapolis 311](#) so that a 311 Customer Service Agent can direct you to the appropriate department. From within the City, dial 3-1-1; outside Minneapolis, dial (612) 673-3000. TTY/TDD users dial (612) 673-2157.

For more information, see the [Special Assessments website](#) or [Special Assessment Contacts](#).

**SPECIAL ASSESSMENTS**

Year	Total	Assessed	Pending	Cancelled	Paid	Other
<a href="#">2014</a>	5	0	5	0	0	0
<a href="#">2013</a>	1	0	0	0	1	0
<a href="#">Prior</a>	7	7	0	0	0	0
<b>All</b>	13	7	5	0	1	0

[Hide Details.](#)

### 2014

**SPECIAL ASSESSMENTS**

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14-1040278	1081	2014	011	Cut Grass/weeds Ent 01-jul-2014 Cut Grass/weeds	Pending	\$135.42
13-0963133	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 26-nov-2013 Unpaid Admin Citation \$250, Issued 23-sep-2013	Pending	\$275.00
13-0963133	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 13-dec-2013 Unpaid Cite 500.00 Issued	Pending	\$550.00

30-oct-2013

13-0963133	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 15-jan-2014 Unpaid \$1000 Admin Citation Issued 19-dec-2013	Pending	\$1,100.00
13-0963133	1089	2014	H-admin Cit	Assessment For Admin Citation Fee Ent 23-may-2014 Unpaid Admin Citation \$2000 Issued 07-apr-2014	Pending	\$2,200.00

## 2013

### SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09-0734373	1162	2013	Sa-1162	Unpaid Admin Citations - Nuisance Condit Ent 05-mar-2013 Unpaid \$2000 Admin Citation	Cancelled	\$2,200.00

## 2010

### SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09-0712044	1097	2010	H-rein Fee	Assessment For Re-inspection Fee Unpaid \$100 Reinspection Fee	Assessed	\$150.00
09-0712044	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit Unpaid \$200 Citation	Assessed	\$220.00
09-0712044	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit Unpaid \$400 Citation Fee	Assessed	\$440.00
09-0734373	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit Unpaid \$200 Citation Fee	Assessed	\$220.00
10-0749915	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 08-18-2010) Unpaid Admin Citation \$200 Issued 07-08-2010	Assessed	\$220.00
10-0749915	1162	2010	Sa-1162	Unpaid Admin Citations - Nuisance Condit (ent 08-24-2010) Unpaid Admin Citation \$800 Issued 07-14-2010	Assessed	\$880.00

## 2009

### SPECIAL ASSESSMENTS

RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
09-0676306	1080	2009	021	Remove Rubbish Bags, Boards, Buckets, Loose Trash And Misc Building Debris In Rear (entered 4-17-09)	Assessed	\$247.58

## City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0902924220053

[Map](#)

**3430 Newton Ave N Minneapolis, MN 55412**

**Current Inspector:** Jody

**Last Inspection:** 06/20/2014 by Rod

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
<u>2014</u>	5	3	2	0
<u>2013</u>	7	4	3	0
<u>Prior</u>	34	0	34	0
<b>All</b>	<b>46</b>	<b>7</b>	<b>39</b>	<b>0</b>

[Hide Details.](#)

### 2014

INCIDENT: <u>14-1050021</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
OPEN					

INCIDENT: <u>14-1043991</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	OPEN	06/10/2014	06/10/2014	INSP	

INCIDENT: <u>14-1040278</u> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/30/2014	06/08/2014	INSP	

INCIDENT: <u>14-1033742</u> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
DONE					

INCIDENT: <u>14-1023988</u> (HOUSING COMPLAINTS)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag

OPEN

**2013**

**INCIDENT: 13-1014021 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	10/21/2013	10/28/2013	INSP	

**INCIDENT: 13-0972232 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Vacant Unit	OPEN	04/25/2013	05/25/2013	INSP	

**INCIDENT: 13-0963134 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Exit Windows	OPEN	03/15/2010	03/06/2013	INSP	

**INCIDENT: 13-0963133 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Lead Renovation And Remodeling	OPEN	11/04/2009	03/06/2013	INSP	

**INCIDENT: 13-0963131 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Support Syst	DONE	08/10/2009	03/06/2013	INSP	
Repair Existing Gaurdrails	DONE	08/10/2009	03/06/2013	INSP	

**INCIDENT: 13-0963133 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Assessment For Admin Citation Fee	OPEN				

**2012**

**INCIDENT: 12-0943048 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	09/13/2012	09/24/2012	INSP	

**INCIDENT: 12-0936802 (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Vegetation/ Alley	DONE	08/10/2012	08/18/2012	INSP	

**INCIDENT: 12-0890926 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application	DONE	01/05/2012	01/26/2012	INSP	

**2011****INCIDENT: 11-0847555 (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

**INCIDENT: 11-0824663 (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	04/14/2011	05/09/2011	INSP	

**INCIDENT: 11-0822664 (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application	DONE	05/06/2011	05/26/2011	INSP	

**INCIDENT: 11-0814969 (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Licensing	DONE	07/14/2011	07/17/2011	INSP	

**2010****INCIDENT: 10-0772855 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

**INCIDENT: 10-0763387 (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	05/18/2010	05/24/2010	INSP	

**INCIDENT: 10-0749915 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
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Exit Windows	DONE	03/15/2010	04/10/2010	INSP
Unpaid Admin Citations - Nuisance Condit	DONE			

**2009**

**INCIDENT: 09-0734373 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Interior Surfaces *	DONE	11/13/2009	12/04/2009	INSP	
Lead Renovation And Remodeling	DONE	11/13/2009	12/04/2009	INSP	

**INCIDENT: 09-0734370 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Rep/rep Ext Walls	DONE	11/13/2009	12/04/2009	INSP	
Repair Garage/shed *	DONE	11/13/2009	12/04/2009	INSP	

**INCIDENT: 09-0734373 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Unpaid Admin Citations - Nuisance Condit	DONE				

**INCIDENT: 09-0712044 (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Plumbing Repairs *	DONE	08/10/2009	09/10/2009	INSP	
Fire Egress	DONE	08/10/2009	09/10/2009	INSP	
Repair Support Syst	DONE	08/10/2009	09/10/2009	INSP	
Rep/inter Handrails	DONE	08/10/2009	09/10/2009	INSP	
Repair Glass	DONE	08/10/2009	09/10/2009	INSP	
Repair Existing Gaurdrails	DONE	08/10/2009	09/10/2009	INSP	
Unpaid Admin Citations - Nuisance Condit	DONE				
Assessment For Re-inspection Fee	DONE				

## City of Minneapolis PropertyInfo

[Home](#) [Contact Us](#) [Help](#)

Property Address:

Property ID: 0902924220053

[Map](#)

**3430 Newton Ave N Minneapolis, MN 55412**

**Police Precinct: 4**

**Last Incident Date: 11/11/2013**

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
<a href="#">2014</a>	0	0
<a href="#">2013</a>	12	2
<a href="#">Prior</a>	37	4
<a href="#">All</a>	49	6

[Hide Details.](#)

### 2013

NEWTON AV N/3430				
Incident	Nature	Disposition	Date	Time
13065906	Medical Misc(E)	Transferred to North	11/11/2013	02:23 AM
13-369010	Domestic Abuse-In Progress (P)	GOA-Gone on Arrival	11/05/2013	06:23 PM
13-0032608	Assist EMS Crew (F)		10/26/2013	06:44 PM
13-0032607	Shortness of Breath (FE)		10/26/2013	06:44 PM
13062779	Shortness of Breath	Transferred to North	10/26/2013	06:38 PM
13047639	Heart Attack	Transferred to North	08/19/2013	00:52 AM
13-0025026	Heart (FE)		08/19/2013	00:52 AM
13-244830	Audible Residential Alarm (P)	FAL-False	07/29/2013	02:37 PM
13-224441	Theft - Report Only (P)	RPT-Report	07/13/2013	08:49 AM
13-200569	Burglary Dwlng - Report (P)	RPT-Report	06/24/2013	03:01 PM
13031371	Medical Misc(E)	Transferred to North	06/07/2013	00:13 PM
13-0008538	Odor of Any Kind (F)		03/20/2013	10:49 PM

### 2012

**NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
12062624	Medical Misc(E)	Transferred to North	11/05/2012	04:13 AM
12-326538	Domestic (P)	ADV-Advised	10/16/2012	08:46 PM
12-272430	Damage Property-Rpt Only (P)	GOA-Gone on Arrival	08/28/2012	09:11 PM

**2011****NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
11-338410	Attempt Pick-Up (P)	INF-Information	11/09/2011	06:26 AM
11-326907	Domestic (P)	TRN-Transport	10/28/2011	10:55 PM
11-274521	Domestic Abuse-In Progress (P)	NOS-No Service	09/11/2011	04:26 AM
11-052049	Retrieve Prop/Dom Situation (P)	TRN-Transport	02/24/2011	08:37 PM

**2010****NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
10-213502	Domestic (P)	TAG-Tagged	07/18/2010	05:43 AM
10-202839	Abandoned Child (P)	AOK- All OK	07/09/2010	04:33 PM
10-202802	Customer Trouble (P)		07/09/2010	03:52 PM
10-196338	Domestic Abuse-In Progress (P)	ADV-Advised	07/04/2010	07:52 AM
10-172859	Music-Loud (P)	ADV-Advised	06/15/2010	05:47 PM
10-162188	Music-Loud (P)	ADV-Advised	06/06/2010	02:31 PM
10-140567	Music-Loud (P)	AQT-All Quiet	05/19/2010	06:59 PM
10-140421	Disturbance (P)	AQT-All Quiet	05/19/2010	04:50 PM
10-140377	Disturbance (P)	AQT-All Quiet	05/19/2010	03:55 PM
10-088866	Music-Loud (P)	ADV-Advised	04/01/2010	01:13 PM

**2009****NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
09-273141	Music-Loud (P)	ADV-Advised	08/28/2009	07:17 PM
09-194873	Music-Loud (P)	ADV-Advised	06/25/2009	10:31 PM

09-174975	Domestic Abuse-In Progress (P)	BKG-Booking	06/10/2009	00:45 AM
09-170268	Loud Party (P)	ADV-Advised	06/05/2009	09:00 PM

**2007**

**NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
07-232811	Fight (P)	Gone on Arrival (GOA)	07/15/2007	03:42 PM

**2006**

**NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
290603	DAMAGE TO PROPERTY	ADV	10/08/2006	00:52 PM
222531	DAMAGE TO PROPERTY	RPT	08/07/2006	08:36 PM
154792	AUTO THEFT	RPT	06/10/2006	09:12 AM
84321	LOUD MUSIC	AQT	04/04/2006	07:32 PM
61194	LOUD MUSIC	AQT	03/10/2006	02:04 PM
50154	LOUD MUSIC	GOA	02/26/2006	03:39 PM

**2005**

**NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
120390	DAMAGE TO PROPERTY	CLS	05/12/2005	11:41 AM

**2003**

**NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
193083	UNKNOWN TROUBLE	FAL	07/24/2003	09:02 AM

**2000**

**NEWTON AV N/3430**

Incident	Nature	Disposition	Date	Time
94918	DAMAGE TO PROPERTY	RPT	04/03/2000	00:49 AM
89533	PROWLER	GOA	03/28/2000	11:38 PM
88577	PROWLER	GOA	03/28/2000	08:20 AM



**City of Minneapolis**  
**Department of Regulatory Services**  
**Housing Inspection Services Division**  
 250 South Fourth Street Room 300  
 Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



**Spanish- Atención.** Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700  
**Somali- Ogow.** Haddii aad dooneyso in lagaa kaalmeeyo tarjamadda macluumaadkani oo lacag la' aan wac 612-673-3500  
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 TTY: 612-673-2626 or 612-673-2157

**04-FEB-13**

**ANDREW O MERANDE**

**14375 VALLEY VIEW RD #B  
 EDEN PRAIRIE, MN 55344**

**NOTICE OF ORDINANCE CODE VIOLATIONS**

**Property Address in Violation: 3430 NEWTON AVE N**

**RFS #: 13-0963133**

On 04-NOV-09, an inspection of your property at the above address disclosed conditions that are violations of Minneapolis Code of Ordinances.

**Please make the following corrections by the required due date of: 06-MAR-13**

**Provide a copy to the Housing Inspector listed below, proof of certification in renovation and remodeling from an accredited training source pursuant to the Environmental Protection Agency's Lead Renovation Repair and Painting Program, 40 CFR Part 745, prior to or upon completion and inspection of the repair work. Owner must submit form to inspector to certify work was completed following EPA protocols. EXCEPTION: Owner may provide a Risk Assessment that certifies that the area needing repair or paint is lead free. Minneapolis Code of Ordinances section 240.100 For additional information EPA web site <http://www.epa.gov/lead/pubs/renovation.htm> , MN Dept of Health [http://www.health.state.mn.us/divs/eh/lead/find\\_firm/index.cfm](http://www.health.state.mn.us/divs/eh/lead/find_firm/index.cfm) Violation Text 703.**

**Inspector's Comments:**

After the due date an inspection will be done to ensure that all violations have been corrected.

**Failure to comply with order(s)** by required due date requires you to pay a one hundred dollar (\$100.00) fee for each subsequent inspection **and may result civil and/or criminal legal action to be taken** per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40

**Right to Appeal**

Chapter 242 of the Minneapolis Ordinances provides that an appeal may be filed if you disagree with these violations. If you would like to appeal these violation orders, please call (612) 673-5891 for an appeal form. You must file the form within 15 days of the date of this letter.

**HOUSING INSPECTION SERVICES WEBSITE**  
[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509**

**E-mail: [rod.thomas@minneapolismn.gov](mailto:rod.thomas@minneapolismn.gov)**

## List of Helpful Resources

### For seniors, disabled individuals, or low-income residents:

#### **The City's Senior Ombudsperson**

Assists **seniors and disabled persons** find services they need. 612-673-3004

#### **A Brush with Kindness**

Volunteers help **low-income homeowners** do minor exterior repairs, light landscaping, clean-up, and painting. Able-bodied homeowners work alongside volunteers on repairs. Application deadline is in May. Pat Lund, 612-788-8169 or [pat.lund@tchabit.com](mailto:pat.lund@tchabit.com)

#### **Handyworks**

Helps **seniors** live independently at home by matching them with people who can help with housekeeping, minor home repairs, lawn-mowing, snow removal, seasonal jobs, and outdoor chores. Application deadline is in the spring—please call for exact information. 612-721-8687, Ext. 329

#### **Hearts & Hammers**

Volunteers paint the exteriors of homes owned by **seniors** who are not able to do the work themselves. They specialize in homes that are 2 stories or 2 ½ stories tall. They also do exterior rehab work, such as caulking, landscaping, etc., to restore the exterior character of the home and to improve its weatherproofing and security. All work is FREE and completed by a crew of volunteers in one day. Application deadline is in the spring—please call for exact information. 952-922-2451

#### **Metro Paint-A-Thon**

Volunteers will scrape, prime and paint the exteriors of selected homes owned by **persons 60 years of age or older or by persons with permanent physical disabilities**. Application deadline is in May of each calendar year. 612-721-8687, Ext. 321

#### **Rebuilding Together**

Rebuilding Together helps to preserve and revitalize houses, serving **low-income homeowners, seniors, disabled persons, and families with children**. They provide repairs - like roofing, plumbing, & electrical work - free of charge. 651-776-4273

### Financing and Loans for a variety of income levels (check with your bank, too)

#### **Center for Energy & Environment (CEE) and Neighborhood Revitalization Program**

CEE offers a variety of low-interest loans and grants to **Minneapolis property owners – including rental property** - to help them fix-up their homes. On behalf of neighborhood groups, CEE also administers Neighborhood Revitalization Program (NRP) low-interest and forgivable loans for home improvement. Call CEE at 612-335-5884.

**City Living Program.** Home-improvement loans. 612-673-5282

#### **GHMC Housing Resource Center**

The Greater Metropolitan Housing Corporation (GMHC) Housing Resource Center provides code-abatement loans, home-improvement financing, deferred loans, construction consultations, and housing information. Call Denise at 612-378-7985.

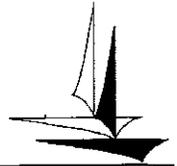
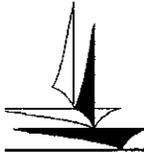
#### **Neighborhood Housing Services of Minneapolis**

Helps owner-occupants of select neighborhoods throughout Minneapolis with repairs and remodeling. Call 612-521-3581 to find out what programs may be available in your area.

**Regulatory Services & Emergency Preparedness--Housing Inspection Services Division**

250 South Fourth Street – Room 300 Minneapolis, Minnesota 55415

[www.minneapolismn.gov](http://www.minneapolismn.gov)



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**Sign Language Interpreter** – 612-673-3220 TTY: 612-673-2157  
If you want help translating this information in any other language, call 612-673-3737

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**25-APR-13**

**ANDREW O MERANDE**

**14375 VALLEY VIEW RD #B  
EDEN PRAIRIE, MN 55344**

***WARNING NOTICE OF ORDINANCE CODE VIOLATIONS***

***Property Address in Violation: 3430 NEWTON AVE N***

**RFS #: 13-0963133**

Upon re-inspection of your housing orders on 25-APR-13, your inspector found that the violations listed below still require correction.

**Please make the following corrections by the required due date of: 05-JUL-13**

Provide a copy to the Housing Inspector listed below, proof of certification in renovation and remodeling from an accredited training source pursuant to the Environmental Protection Agency's Lead Renovation Repair and Painting Program, 40 CFR Part 745, prior to or upon completion and inspection of the repair work. Owner must submit form to inspector to certify work was completed following EPA protocols. **EXCEPTION:** Owner may provide a Risk Assessment that certifies that the area needing repair or paint is lead free. Minneapolis Code of Ordinances section 240.100 For additional information EPA web site <http://www.epa.gov/lead/pubs/renovation.htm> , MN Dept of Health [http://www.health.state.mn.us/divs/eh/lead/find\\_firm/index.cfm](http://www.health.state.mn.us/divs/eh/lead/find_firm/index.cfm)  
Violation Text 703.

Inspector's Comments:

Original Due Date: 06-MAR-2013

After the due date an inspection will be done to ensure that all violations have been corrected.

**Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40**

**HOUSING INSPECTION SERVICES WEBSITE**

[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509**

**E-mail: [rod.thomas@minneapolismn.gov](mailto:rod.thomas@minneapolismn.gov)**

CITY OF MINNEAPOLIS  
 INSPECTIONS DIVISION  
 HOUSING MAINTENANCE SECTION  
 300 PUBLIC SERVICE CENTER  
 250 SOUTH 4TH STREET  
 MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

23-SEP-13

ANDREW O MERANDE

14375 VALLEY VIEW RD #B  
 EDEN PRAIRIE, MN 55344

**Violation number:** 13-0963133  
**Violation Location:** 3430 NEWTON AVE N  
**Violation Date:** 23-SEP-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** LEAD RENOVATION AND REMOD

**FINE:** \$250 (If not paid by 18-OCT-13 a 10% late payment fee will be added)

**Officer or Inspector:** ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3430 NEWTON AVE N  <b>Please write this number on your check: 13-0963133</b>	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 18-OCT-13	<b>Amount Due</b> Now \$250
		Amount Due After: 18-OCT-13 \$ 275	

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** – *By paying the fine, you are admitting to the violation.*

**To Pay By Mail:** Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

**To Pay in Person:** Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

## Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

**Mail Payment and Correspondence to:**  
City of Minneapolis Inspections Division  
Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**

CITY OF MINNEAPOLIS  
 INSPECTIONS DIVISION  
 HOUSING MAINTENANCE SECTION  
 300 PUBLIC SERVICE CENTER  
 250 SOUTH 4TH STREET  
 MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

30-OCT-13

ANDREW O MERANDE

14375 VALLEY VIEW RD #B  
 EDEN PRAIRIE, MN 55344

**Violation number:** 13-0963133  
**Violation Location:** 3430 NEWTON AVE N  
**Violation Date:** 30-OCT-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** LEAD RENOVATION AND REMOD

**FINE:** \$500 (If not paid by 24-NOV-13 a 10% late payment fee will be added)

**Officer or Inspector:** ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3430 NEWTON AVE N	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 24-NOV-13	<b>Amount Due</b> Now \$500
<b>Please write this number on your check:</b> 13-0963133		Amount Due After: 24-NOV-13 \$ 550	

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** – *By paying the fine, you are admitting to the violation.*

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## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

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Minneapolis, MN 55415-1391

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CITY OF MINNEAPOLIS  
 INSPECTIONS DIVISION  
 HOUSING MAINTENANCE SECTION  
 300 PUBLIC SERVICE CENTER  
 250 SOUTH 4TH STREET  
 MINNEAPOLIS, MINNESOTA 55415

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

19-DEC-13

ANDREW O MERANDE

14375 VALLEY VIEW RD #B  
 EDEN PRAIRIE, MN 55344

**Violation number:** 13-0963133  
**Violation Location:** 3430 NEWTON AVE N  
**Violation Date:** 19-DEC-13

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** LEAD RENOVATION AND REMOD  
 ASSESSMENT FOR ADMIN CITA

**FINE:** \$1000 (If not paid by 13-JAN-14 a 10% late payment fee will be added)

**Officer or Inspector:** ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

Yog xav paub tshaj nos ntxiv, hu 612-673-3000. Macluumaad dheeri ah, kala soo xiriir 612-673-3000.  
 Para mas información llame 612-673-3000.

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3430 NEWTON AVE N	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St, Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 13-JAN-14	<b>Amount Due</b> Now \$1000
		Amount Due After: 13-JAN-14 \$ 1100	
<b>Please write this number on your check:</b> 13-0963133			

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

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## Questions

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City of Minneapolis Inspections Division  
Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**



**City of Minneapolis  
 Department of Regulatory Services  
 Housing Inspection Services Division  
 250 South Fourth Street Room 300  
 Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)**



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 TTY: 612-673-2826 or 612-673-2157

**03-MAR-14**

**ANDREW O MERANDE**

**14375 VALLEY VIEW RD #B  
 EDEN PRAIRIE, MN 55344**

**FINAL WARNING NOTICE OF ORDINANCE CODE VIOLATIONS**

**Property Address in Violation: 3430 NEWTON AVE N**

**RFS #: 13-0963133**

Upon re-inspection of your housing orders on 03-MAR-14 it was found that the violations listed below still require correction.

**Please make the following corrections by the required due date of: 28-MAR-14**

Provide a copy to the Housing Inspector listed below, proof of certification in renovation and remodeling from an accredited training source pursuant to the Environmental Protection Agency's Lead Renovation Repair and Painting Program, 40 CFR Part 745, prior to or upon completion and inspection of the repair work. Owner must submit form to inspector to certify work was completed following EPA protocols. **EXCEPTION:** Owner may provide a Risk Assessment that certifies that the area needing repair or paint is lead free. Minneapolis Code of Ordinances section 240.100 For additional information EPA web site <http://www.epa.gov/lead/pubs/renovation.htm> , MN Dept of Health [http://www.health.state.mn.us/divs/eh/lead/find\\_firm/index.cfm](http://www.health.state.mn.us/divs/eh/lead/find_firm/index.cfm)  
 Violation Text 703.

Inspector's Comments:

Original Due Date: 06-MAR-2013

Inspector's Comments: ENT 15-JAN-2014 UNPAID \$1000 ADMIN CITATION ISSUED 19-DEC-2013

Original Due Date:

After the due date an inspection will be done to ensure that all violations have been corrected.

**Your failure to comply with order(s) has resulted in a one hundred dollar (\$100.00) fee for each subsequent inspection, and, may or has caused civil and/or criminal legal action to be taken per MCO Chapter 2 Sections 2.10, 2.20, 2.30 and 2.40**

**HOUSING INSPECTION SERVICES WEBSITE**

[www.minneapolismn.gov/inspections](http://www.minneapolismn.gov/inspections)

Please call or e-mail me if you have questions, concerns or need assistance in understanding this order.

**ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509**

**E-mail: [rod.thomas@minneapolismn.gov](mailto:rod.thomas@minneapolismn.gov)**



**City of Minneapolis**  
**Department of Regulatory Services**  
**Housing Inspection Services Division**  
 250 South Fourth Street Room 300  
 Minneapolis, Minnesota 55415  
[www.minneapolismn.gov](http://www.minneapolismn.gov)



**Spanish- Atención:** Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700  
**Somali- Ogow.** Haddii aad dooneyso in lagaa kaalmeeyo tarjamaadda 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  
**English- Attention.** If you need this material in an alternate format, have questions, are deaf or hard-of-hearing, please call 612-673-3000.  
 TTY: 612-673-2626 or 612-673-2157

09-APR-14

ANDREW O MERANDE

14375 VALLEY VIEW RD #B  
 EDEN PRAIRIE, MN 55344

**ADMINISTRATIVE CITATION**

This citation charges you with a violation of Minneapolis City Code of Ordinances.  
 For information on how to respond to this citation, see the reverse side of this form.

**Violation number:** 13-0963133  
**Violation Location:** 3430 NEWTON AVE N  
**Violation Date:** 07-APR-14

**Violation:** Fail to comply with written orders, Minneapolis Code 87.90 (f).

**Violation type:** LEAD RENOVATION AND REMODELING  
 ASSESSMENT FOR ADMIN CITATION FEE

**FINE:** \$2000 (If not paid by 04-MAY-14 a 10% late payment fee will be added)

**Officer or Inspector:** ROD THOMAS (ROD), HOUSING INSPECTOR II, Phone: (612) 685-8509

**Warning – Failure to pay or appeal this citation within twenty (20) days will result in increased penalties and fees assessed.**

**Make Checks Payable to:** MINNEAPOLIS FINANCE DEPARTMENT

**DO NOT COMBINE THIS PAYMENT WITH ANY OTHER CITY BILLING**

MICRO-PERFORATED: Detach and return this portion with payment. Do not fold this

**ADMINISTRATIVE CITATION BILLING STATEMENT**

<b>Location:</b> 3430 NEWTON AVE N	<b>MAIL PAYMENTS TO</b>  Inspections Division 250 South 4 <sup>th</sup> St. Suite 300 Minneapolis MN 55415-1316	<b>Date Due</b> 04-MAY-14	<b>Amount Due</b> Now \$2000
		Amount Due After: 04-MAY-14 \$ 2200	
<b>Please write this number on your check:</b> 13-0963133			

## Responding to the Citation

You must pay the scheduled civil fine or request a hearing within twenty (20) days after service of this administrative citation. Failure to respond to this citation will result in increased penalties and fees assessed.

**Paying the Fines** – *By paying the fine, you are admitting to the violation.*

**To Pay By Mail:** Using the envelope provided, send the check or money order and the bottom portion of the administrative citation to the Inspections Division. The check or money order should be made out to the **Minneapolis Finance Department**.

**To Pay in Person:** Deliver the payment with the bottom portion of the administrative citation to the office of the Inspections Division. Office hours are 8:00 am – 3:30 pm Monday through Friday; except Thursday 9:00 am – 3:30 pm.

## Contesting the Violation – Requesting a Hearing

To contest the violation and request a hearing, you must mail or deliver in person a **written request** to the Inspections Division. Please include the bottom portion of the administrative citation with your request.

You will be notified of a hearing date within 60 days from the receipt of the request.

## Repeat Violations

If this is a repeat violation within a 24-month period, the fine will be double that of the last fine imposed, up to a maximum of \$2,000 per violation.

## Continuing Violations

If this is a continuing violation, fines can be assessed on a daily basis until compliance occurs. A re-inspection will be made after the due date listed on the front of this citation which may result in additional re-inspection fees.

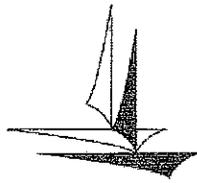
## Questions

If you have questions concerning the actual violation noted on the front of this form, please call the number listed next to the name of the Officer/Inspector.

For more information about the payment of your fine or on the hearing process, please call the Inspections Division at (612) 673-2007.

**Mail Payment and Correspondence to:**  
City of Minneapolis Inspections Division  
Attn: Administrative Citation Processing  
250 4<sup>th</sup> Street South, Room 300, Public Service Center  
Minneapolis, MN 55415-1391

**Make Checks Payable to: Minneapolis Finance Department**



## NOTICE OF DIRECTOR'S DETERMINATION OF NONCOMPLIANCE

Owner/Contact  
ANDREW O MERANDE  
14375 VALLEY VIEW RD #B  
EDEN PRAIRIE, MN 55344

February 7, 2014

**Property Address: 3430 NEWTON AVE N**

This is to notify you that the above property fails to meet the rental licensing standard listed below.

- (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.

Questions or concerns regarding your City of Minneapolis Rental License can be directed to 311.

**City of Minneapolis, Regulatory Services - Housing Inspections**

250 South 4<sup>th</sup> Street – Room 300, Minneapolis, MN 55415-1316 - (612) 673-3000

## FINDINGS OF FACT

Andrew Merande is the owner of the property at the listed address of 3430 Newton Avenue N., Minneapolis, MN. As the owner of this property Carolyn Ginger applied for and was awarded a rental license for the property. Andrew Merande was listed on the rental license application as the owner of the property and as the person responsible for the maintenance of the property. Andrew Merande listed his contact address as 14375 Valley View Road #B, Eden Prairie, MN.

On November 4, 2009, Housing Inspector Rod Thomas, conducted an inspection at the 3430 Newton Avenue N. address. On February 4, 2013, Inspector Thomas issued orders to Andrew Merande, the owner of the property, to provide proof of certification in renovation and remodeling from an accredited training source pursuant to the Environmental Protection Agency's Lead Renovation Repair and Painting Program. The owner was given until March 6, 2013, to come into compliance with the written orders.

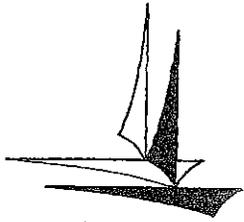
On April 25, 2013, a warning letter was issued to the owner giving him until July 5, 2013, to comply with the written orders. On September 23, 2013, Inspector Thomas reviewed Department records and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$250.00. On October 30, 2013, Inspector Thomas reviewed Department records and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$500.00. On December 19, 2013, Inspector Thomas reviewed Department records and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$1,000.00. On April 14, 2014, Inspector Thomas reviewed Department Records and determined that the owner had not complied with the written orders and an administrative citation was issued in the amount of \$2,000.00.

On February 7, 2014, a review of the Inspections Division's records revealed that the owner, Andrew Merande, had neither paid nor appealed the administrative citations and on

February 7, 2014, a Notice of Director's Determination of Non-Compliance was sent to Andrew Merande, at the listed address of 3430 Valley View Road #B, Eden Prairie, MN. The Notice, informed the owner that there was a violation of M.C.O. § 244.1910 (11)(a) due to delinquent assessments for unpaid administrative citations on the rental property located at 3430 Newton Avenue N. The owner was given ten (10) days to bring the property in compliance with M.C.O. § 244.1910 (11) (a).

The owner failed to bring the property into compliance and on June 12, 2014, a Notice of Revocation, Denial, Non-Renewal, or Suspension of Rental License or Provisional License was sent to Andrew Merande, at the listed address of 3430 Valley View Road #B, Eden Prairie, MN. The property was also posted with notice of the revocation action. The owner was given fifteen (15) days to file an appeal which he failed to do.

# NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE



June 12, 2014

**Minneapolis**  
City of Lakes

**Regulatory Services**  
Department

**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: 3430 Newton Avenue North**

Andrew Merande  
14375 Valley View Road  
#B  
Eden Prairie, MN 55344

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.

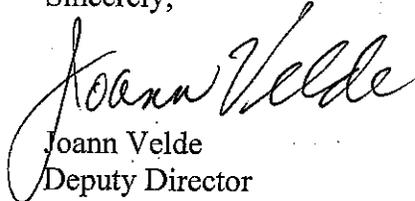
In addition, defects that create an imminent hazard to health or safety may be cause for the immediate denial, non-renewal, revocation, or suspension of the rental license or provisional license (Section 244.1940). Also, licensing procedures are in addition to and do not supersede or preempt such other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

A handwritten signature in cursive script that reads "Joann Velde". The signature is written in black ink and is positioned above the typed name and title.

Joann Velde  
Deputy Director  
Housing Inspections  
612-673-5850

Enclosure



**244.1910. - Licensing standards.** (a) 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, 4-42-13)

**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 units 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)