

# Community Development & Regulatory Services Committee

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## In the Matter of the Rental License Revocation Action

**OWNER, CRAIG PETERSON II**  
**3350 - Newton Avenue North**

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### INDEX

	Page
Letter of CD & RS Committee Meeting to Owner	2
Rental License Application	3
Hennepin County Property Information Record	4
Summary of Property Information from CNAP	
• Rental License History	5
• Housing Violations	6-8
• Special Assessments	9
• Police Calls for Service	10-11
Minneapolis Police Department (MPD) Conduct Letter	12
Hennepin County Sheriff's Office Incident Report	13
Finding of Facts	14-16
Notice of Revocation Letter to Owner	17
Copy of Placard	18
Copy of City of Minneapolis Ordinance: 244.2020, 244.1910, 244.1940	19-24

March 14, 2016

**Property Address: 3350 -- Newton Avenue North**

Owner:  
Craig Peterson II  
4015 Russell Avenue North  
Minneapolis, MN 55412

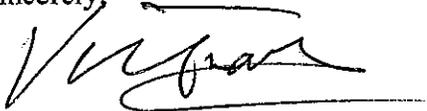
Dear Mr. Peterson:

On October 29<sup>th</sup>, 2015 you were notified of the City's intent to revoke the rental dwelling license for the property located at 3350 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 April 5<sup>th</sup>, 2016, 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 673-5295.

Sincerely,



Vu Tran  
Administrative Enforcement Supervisor  
Housing Inspections

Encl.



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**Business**

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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:**

*2016 Assessment Data (For Taxes Payable 2017) will be available on this web site approximately 04/06 2015 Assessment (For Taxes Payable 2016)*

- [Property ID](#)
- [Address](#)
- [Addition name](#)
- [Interactive map](#)

[Tax information](#)

**Property ID:** 09-029-24-23-0217  
**Address:** 3350 NEWTON AVE N  
**Unit No.:**  
**Municipality:** MINNEAPOLIS

**Owner:** CRAIG LEE PETERSON II

**Property ID:**

**Taxpayer Name / Address:** CRAIG LEE PETERSON II  
 3350 NEWTON AVE N  
 MINNEAPOLIS MN 55412

[Search](#)   [Clear](#)

Subrecord No. 1

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

Values	Estimated
Land:	\$6,300
Building:	\$73,700
Machinery:	\$0
<b>Totals:</b>	<b>\$80,000</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>\$80,000</b>

## City of Minneapolis PropertyInfo

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Property Address:

Property ID: **0902924230217**

[Map](#)

**3350 Newton Ave N Minneapolis, MN 55412**

RENTAL LICENSE & LODGING HOUSE LICENSE			
Permit Type	Contact	Paid On	Amount
RLIC - RENTAL LICENSING	<b>Craig L Peterson li</b> 4015 Russell Ave N, Minneapolis, MN 55412 612-200-7555	Feb 27, 2013	\$69
		Sep 24, 2012	\$138
		Mar 12, 2012	\$35

**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: 0902924230217

[Map](#)

**3350 Newton Ave N Minneapolis, MN 55412**

**Current Inspector:** Jody

**Last Inspection:** 02/01/2016 by Jody

HOUSING VIOLATIONS				
Year	Total	Open	Closed	Tags
<a href="#">2016</a>	0	0	0	0
<a href="#">2015</a>	3	1	2	0
<a href="#">Prior</a>	27	0	27	0
<b>All</b>	30	1	29	0

[Hide Details.](#)

### 2015

INCIDENT: <a href="#">15-1148770</a> (HOUSING LICENSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	OPEN				

INCIDENT: <a href="#">15-1129700</a> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	08/03/2015	08/11/2015	INSP	

INCIDENT: <a href="#">15-1101698</a> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	03/24/2015	04/05/2015	INSP	

### 2014

INCIDENT: <a href="#">14-1079661</a> (HOUSING)					
Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	10/09/2014	10/17/2014	INSP	

**INCIDENT: [14-1069287](#) (HOUSING COMPLAINTS)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Required Water	DONE	08/22/2014	09/01/2014	INSP	

**2013****INCIDENT: [13-1014019](#) (HOUSING)**

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

**INCIDENT: [13-0973795](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Remove Rubbish	DONE	05/06/2013	05/14/2013	INSP	

**2012****INCIDENT: [12-0941399](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Repair Floors *	DONE	09/04/2012	10/05/2012	INSP	
Door Locks,hinges...	DONE	09/04/2012	10/05/2012	INSP	
Openable Windows *	DONE	09/04/2012	10/05/2012	INSP	
Window Locks *	DONE	09/04/2012	10/05/2012	INSP	
Plumbing Repairs *	DONE	09/04/2012	10/05/2012	INSP	
Provide Co Alarms	DONE	09/04/2012	10/05/2012	INSP	
Repair Smoke Det.*	DONE	09/04/2012	10/05/2012	INSP	
Rep/inter Handrails	DONE	09/04/2012	10/05/2012	INSP	
Provide/replace Guardrails	DONE	09/04/2012	10/05/2012	INSP	

**INCIDENT: [12-0941395](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Update License Application; Mco 244.2000	DONE	09/04/2012	09/25/2012	INSP	

**INCIDENT: [12-0941394](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag

Maintain Drive	DONE	09/04/2012	10/05/2012	INSP
Provide Screens	DONE	09/04/2012	10/05/2012	INSP
Rep/ext Handrails	DONE	09/04/2012	10/05/2012	INSP
Repair Or Remove Gutters	DONE	09/04/2012	10/05/2012	INSP
Repair Or Remove Fence	DONE	09/04/2012	10/05/2012	INSP
Address Numbers	DONE	09/04/2012	10/05/2012	INSP
Ground Cover	DONE	09/04/2012	10/05/2012	INSP

**INCIDENT: [12-0914367](#) (HOUSING LICENSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Heating Performance Safety Check	DONE	09/04/2012	10/05/2012	INSP	

**INCIDENT: [12-0894450](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Inoperable Vehicle	DONE	01/31/2012	02/11/2012	INSP	

**2011**

**INCIDENT: [11-0855347](#) (HOUSING)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	07/25/2011	08/05/2011	INSP	

**2007**

**INCIDENT: [07-0593199](#) (OTHER INSPECTOR/FLOATER)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
Cut Grass/weeds	DONE	08/28/2007	09/05/2007	INSP	

**2003**

**INCIDENT: [03-0274260](#) (ENV COMBINED SEWER OVERFLOW)**

Violation	RFS Status	Initiated Date	Due Date	Division	Tag
	DONE				

**1996**

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# City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0902924230217

[Map](#)

**3350 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="#">2016</a>	0	0	0	0	0	0
<a href="#">2015</a>	1	1	0	0	0	0
<a href="#">Prior</a>	0	0	0	0	0	0
<b>All</b>	1	1	0	0	0	0

[Hide Details.](#)

## 2015

SPECIAL ASSESSMENTS						
RS NUM	Levy #	Levy Year	Project	Project Description	Status	Total
14-1079661	1081	2015	011	Cut Grass/weeds Ent 31-oct-2014 Along Alley	Assessed	\$128.99

## City of Minneapolis PropertyInfo

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Property Address:

Property ID: 0902924230217

[Map](#)

**3350 Newton Ave N Minneapolis, MN 55412**

Police Precinct: 4

Last Incident Date: 07/13/2015

POLICE INCIDENTS		
Year	Incidents	No. Reports Filed
<a href="#">2016</a>	0	0
<a href="#">2015</a>	2	0
<a href="#">Prior</a>	32	4
<b>All</b>	34	4

[Hide Details.](#)

### 2015

NEWTON AV N/3350				
Incident	Nature	Disposition	Date	Time
15-258856	Audible Residential Alarm (P)		07/13/2015	11:39 AM
15-253057	Audible Residential Alarm (P)	CNL-Cancel	07/09/2015	07:11 AM

### 2014

NEWTON AV N/3350				
Incident	Nature	Disposition	Date	Time
14-258118	Suspicious Person (P)	AOK- All OK	07/24/2014	10:51 PM
14-207198	Miscellaneous (P)	FTC-Fail to Clear	06/18/2014	11:04 AM

### 2013

NEWTON AV N/3350				
Incident	Nature	Disposition	Date	Time
13-371180	Audible Residential Alarm (P)	FAL-False	11/07/2013	02:26 PM
13-301924	Audible Residential Alarm (P)	FAL-False	09/12/2013	03:12 PM
13-222818	Suspicious Person (P)		07/12/2013	04:03 AM

13-222774	Property Damage Accident (P)	RPT-Report	07/12/2013	02:48 AM
13-199342	Audible Residential Alarm (P)	FAL-False	06/23/2013	03:01 PM
13-003411	Audible Residential Alarm (P)	FAL-False	01/04/2013	02:51 PM

**2012****NEWTON AV N/3350**

Incident	Nature	Disposition	Date	Time
12-361731	Audible Residential Alarm (P)		11/21/2012	01:39 PM
12-361708	Audible Residential Alarm (P)	FAL-False	11/21/2012	01:09 PM
12-249612	Attempt Pick-Up (P)	ADV-Advised	08/09/2012	04:55 PM
12-068868	Audible Residential Alarm (P)	FAL-False	03/09/2012	05:15 PM
12-061397	Check the Welfare (P)	INF-Information	03/02/2012	03:16 PM
12-058415	Check the Welfare (P)	INF-Information	02/28/2012	01:29 PM

**2011****NEWTON AV N/3350**

Incident	Nature	Disposition	Date	Time
11-344912	Audible Residential Alarm (P)	FAL-False	11/15/2011	05:19 PM
11-214795	Domestic Abuse Report Only (P)	RPT-Report	07/22/2011	10:38 PM
11-098195	Aggressive Dog (P)	ADV-Advised	04/11/2011	10:23 PM
11-093867	Aggressive Dog (P)	AST-Assist	04/07/2011	10:20 PM

**2006****NEWTON AV N/3350**

Incident	Nature	Disposition	Date	Time
289887	ROBBERY OF PERSON	RPT	10/07/2006	09:03 PM
88800	CHECK WELFARE	CNL	04/09/2006	09:30 AM

**2005****NEWTON AV N/3350**

Incident	Nature	Disposition	Date	Time
251730	BLOCKED DRIVE	INS	09/07/2005	07:27 AM
137852	RES AUDIBLE ALARM	AOK	05/29/2005	07:11 PM
109577	SUSPICIOUS VEHICLE	BKG	05/02/2005	02:06 AM

**FIRST NOTICE: SECTION 244.2020  
CONDUCT ON LICENSED PREMISES**

Owner/Agent:

Date: AUGUST 6 2015

**CRAIG PETERSON II  
4015 RUSSELL AV N  
MINNEAPOLIS MN 55412**

Email:  
bluebaby74@gmail.com  
Phone: 612-200-7555



Our records indicate that the police were involved with your rental property located at 3350 NEWTON AV N due to conduct which occurred on the following **incident date(s):** 7/9/2015

Due to the conduct described below, which occurred on your licensed premises, you are in violation of Section 244.2020 (a) of the Minneapolis Code of Ordinances, which states: "It shall be the responsibility of the licensee to take appropriate action, with the assistance of crime prevention specialists or other assigned personnel of the Minneapolis Police Department, following conduct by tenants and/or their guests on the licensed premises which is determined to be disorderly, in violation of the following statutes or ordinances to prevent further violations."

(See enclosed copy of Section 244.2020 of the Minneapolis Code of Ordinances.)

Case No. HCSO 15-11713, Minnesota Statutes, Sections 97B.021, 97B.045, 609.66 through 609.67 and 624.712 through 624.716, and section 393.40, 393.50, 393.70, 393.80, 393.90 and 393.150 of this Code, which prohibit the unlawful possession, transportation, sale or use of a weapon.: Search warrant conducted by Hennepin County Sheriff's Office.

This is being recorded as the first incident of disorderly use. Within ten (10) days of receipt of this notice, you must submit a written management plan to the Minneapolis Police Department staff person below. This plan shall detail all proposed actions to be taken to prevent further disorderly use of the premises. Steps should be taken to prevent further use of the licensed premises in a disorderly manner as further disorderly use could result in denial, revocation, non-renewal or suspension of your rental dwelling license, and vacating the building. Failure to submit a written management plan within ten (10) days or failure to implement all provisions of the plan within twenty (20) days after its acceptance may result in the city council taking action to deny, refuse to renew, revoke or suspend the license. Failure to submit a written management plan within ten (10) days may result in an Administrative Citation of \$250.

Please contact the Minneapolis Police Department staff person listed below for further information and assistance, and to inform him/her of any actions you may have taken related to this incident.

Sincerely,

A handwritten signature in blue ink that reads "Luther Krueger".

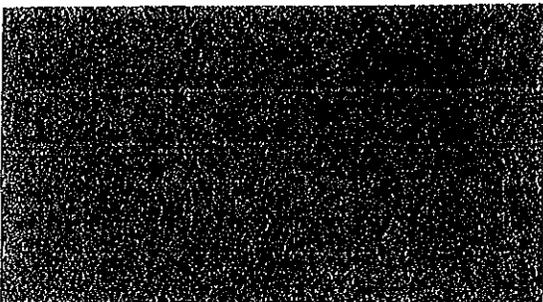
Luther Krueger, Crime Prevention Analyst, Minneapolis Police Department

Send required management plan documents (see enclosed) to: **Luther Krueger, Crime Prevention Analyst, MPD**  
350 5th St. S. Rm 100 City Hall, Minneapolis MN 55415  
Luther.Krueger@MinneapolisMN.gov Fax 612-673-2750 Call 612-673-5371 with any questions

Copy of Calls for Service and selected public incident information is enclosed.



HENNE  
VIOL



WeapX3  
Arrx2  
SW

Hughes

DATE:	07/09/15	TIME:	12:00:00 AM	HCSO CCN:	15-11713
ADDRESS:	3350 Newton Avenue North			INFORMANT #:	

IDENTIFIED/ARRESTED PERSONS

	Name	D.O.B.	CHARGE	Race - Gender		Confirmed Gang
						Member
1	PETERSON, Craig Lee	12/04/83	PC Weapons	B	M	<input type="checkbox"/>
2	CHEEKS, Jessica Renee	02/26/93	Fel Wf - Texas	B	F	<input type="checkbox"/>
3	GARR, Yashaya Tjara	1/16/91	N/A	B	F	<input type="checkbox"/>
4						<input type="checkbox"/>
5						<input type="checkbox"/>

PROPERTY AND EVIDENCE PURCHASED/SEIZED

NARCOTICS:		PURCHASED <input type="checkbox"/>	SEIZED <input type="checkbox"/>
WEAPONS:	H&K .40 Cal. Pistol, Crossman .177 Rifle, .177 Pistol	PURCHASED <input type="checkbox"/>	SEIZED <input type="checkbox"/>
VEHICLES:		PURCHASED <input type="checkbox"/>	SEIZED <input type="checkbox"/>
MONIES:			SEIZED <input type="checkbox"/>
OTHER:	(1) Pit Bull, (1) Small Alligator		

SYNOPSIS OF ACTIVITY

INCLUDE LOCATION(S), VEHICLES INVOLVED,  
RELEVANT PHONE NUMBERS, ECT.

On July 9, 2015 VOTF officers with the assistance of Hennepin County ESU, executed an unannounced search warrant at 3350 Newton Avenue North in Minneapolis. As a result of the execution of that warrant, CRAIG LEE PETERSON (12/04/83) was arrested for PC Weapons and JESSICA RENEE CHEEKS (02/26/93) was arrested on an extraditable Texas felony warrant for Arson. Two handguns and one rifle along with a digital scale. It should also be mentioned that one pit bull and one alligator were recovered with the assistance of Minneapolis Animal Control.

**CITY OF MINNEAPOLIS  
FOR THE DEPARTMENT OF  
REGULATORY SERVICES**

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**In the matter of the Rental  
Dwelling License held by  
Craig Peterson II for the  
Premises at 3350 Newton Avenue N.  
Minneapolis, Minnesota**

**FINDINGS OF FACT,  
CONCLUSIONS, AND  
RECOMMENDATION**

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**FINDINGS OF FACT**

Craig Peterson II is listed as the owner of the property located at 3350 Newton Avenue N. in the City of Minneapolis. Craig Peterson II, on March 12, 2012, applied for a rental license for the property at 3350 Newton Avenue N. Craig Peterson II was listed on the rental license application as the owner of the property with a listed address of 4015 Russell Avenue N, Minneapolis, MN. Mr. Peterson was also listed on the application as the person responsible for the maintenance and management of the property.

This matter was commenced by the SAFE unit of the Minneapolis Police Department and the Department of Inspections to revoke the rental dwelling license for the property at 3350 Newton Avenue N. under Minneapolis Code of Ordinances (M.C.O.) § 244.2020. Section 244.2020, "Conduct on Licensed Premises", requires a rental licensee to take appropriate action following conduct on the premises defined as disorderly under Section 244.2020(a). Specifically included within the ambit of disorderly use is "conduct by tenants and/or their guests on the licensed premises which is determined to be disorderly, in violation of [provisions] which prohibit gambling; prostitution; the unlawful sale or possession of controlled substances; the unlawful sale of alcoholic beverages; noisy assemblies; the unlawful possession, transportation, sale, or use of a weapon and disorderly conduct."

On July 9, 2015, Hennepin County Sheriff's deputies executed a search warrant at 3350 Newton Avenue N. Once inside the property Sherriff's deputies discovered several weapons in the possession of Craig Lee Peterson II. Mr. Peterson was prohibited from possessing weapons and was arrested on a probable cause weapons charge.

On August 6, 2015, Crime Prevention Analyst Luther Krueger, issued a violation letter to Craig Peterson II, indicating that the discovery of unlawful possession of the weapons at 3350 Newton Avenue N. July 9, 2015, constituted a violation of M.C.O. § 244.2020 (a). The violation letter was sent to Mr. Peterson at his listed address of 4015 Russell Avenue N., Minneapolis, MN. The violation letter also stated that pursuant to M.C.O. § 244.2020 (c) the owner/licensee was required to submit a management plan to CPA Krueger within ten (10) days and to take action to prevent further use of the property in a disorderly manner.

On October 29, 2015, no management plan had been submitted and a Notice of Revocation of Rental License or Provisional License was sent to the owner/licensee, Craig Peterson II at his listed address of 4015 Russell Avenue N., Minneapolis, MN. Additionally, the property was posted with a placard noting that the property was subject to revocation of its rental license. The owner/licensee and agent/manager were given 15 days to file an appeal of the Notice of Revocation.

The owner/licensee failed to file an appeal of the Notice of Revocation. Additionally, no management plan has been submitted with regards to 3350 Newton Avenue N, Minneapolis, MN.

### **CONCLUSIONS**

One incident of conduct, determined to constitute a disorderly use and defined as disorderly in M.C.O. § 244.2020(a) by tenants and/or guests, occurred on the premises of

3350 Newton Avenue N. on July 9, 2015, for which proper notices of disorderly use were issued.

The owners and licensee failed to take timely, appropriate action in response to notices from the Minneapolis Police Department concerning the disorderly incident on the premises of 3350 Newton Avenue N.

The Minneapolis Police Department and the Inspections Division followed the appropriate procedural steps and provided the necessary notices as required under the Minneapolis Code of Ordinances.

The owner failed to comply with the requirement of M.C.O. § 244.2020(c) which requires submission of a written management plan within ten (10) days of issuance of a notice of disorderly use involving illegal possession of weapons. This failure provides a basis for adverse license action, specifically inclusive of revocation, against the rental dwelling license held by the licensee and any interest in the rental license held by the owner, at 3350 Newton Avenue N.

The rental dwelling license held by Craig Peterson II, for 3350 Newton Avenue N. is subject to revocation or suspension under M.C.O. §§ 244.2020(c). Revocation of the referenced rental dwelling license is the appropriate adverse license sanction.

### **RECOMMENDATION**

That the rental dwelling license held by Craig Peterson II, for 3350 Newton Avenue N., in Minneapolis, Minnesota be revoked.

## NOTICE OF REVOCATION OF RENTAL LICENSE OR PROVISIONAL LICENSE

October 29, 2015

**Property Address: 3350 – Newton Avenue North**

Owner:  
Craig Peterson II  
4015 Russell Avenue North  
Minneapolis, MN 55412

The attached police report on the above address shows your building fails to comply with the licensing standards for rental dwellings under Minneapolis Code of Ordinances Section 244.2020 Conduct on Licensed Premise.

A recommendation is being sent to the City Council to **revoke** your license.

If you do not appeal the recommendation within 15 days from the date of this notification, the City Council may **revoke** your license. An appeal form and a copy of appeal procedures (MCO 244.1960) are enclosed.

If the City Council approves the recommendation to deny, revoke, refuse to renew or suspend 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.

The Minneapolis Police Crime Prevention Analyst, Luther Krueger can be reached at 612-673-5371 or by email at [luther.krueger@minneapolismn.gov](mailto:luther.krueger@minneapolismn.gov).

Sincerely,



Vu Tran  
Administrative Enforcement Supervisor  
Housing Inspections  
612-673-5295

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 3350 Newton Av. N.

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

No Management Plan

Reference: Minneapolis Code of Ordinances 244.1910 Licensing Standards

Your landlord must appeal this decision by 11-24-15

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: 11-3-15

English: Attention: If you want help translating this information, call:  
Spanish: Atención: Si desea recibir asistencia gratuita para traducir esta información, llame 612-673-2700  
Somali: Ogow: Haddii aad dooneyso in lagaa kaalmeeyo ta'jamadda macluumaadkaani oo laaag la' aan wac 612-673-6500  
Hmong: Ceab 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

#### 244.2020. - Conduct on licensed premises.

- (a) It shall be the responsibility of the licensee to take appropriate action, with the assistance of crime prevention specialists or other assigned personnel of the Minneapolis Police Department, following conduct by tenants and/or their guests on the licensed premises which is determined to be disorderly, in violation of any of the following statutes or ordinances, to prevent further violations.
- (1) Minnesota Statutes, Sections 609.75 through 609.76, which prohibit gambling;
  - (2) Minnesota Statutes, Section 609.321 through 609.324, which prohibits prostitution and acts relating thereto;
  - (3) Minnesota Statutes, Sections 152.01 through 152.025, and Section 152.027, Subdivisions 1 and 2, which prohibit the unlawful sale or possession of controlled substances;
  - (4) Minnesota Statutes, Section 340A.401, which prohibits the unlawful sale of alcoholic beverages;
  - (5) Section 389.65 of this Code, which prohibits noisy assemblies;
  - (6) Minnesota Statutes, Sections 97B.021, 97B.045, 609.66 through 609.67 and 624.712 through 624.716, and section 393.40, 393.50, 393.70, 393.80, 393.90 and 393.150 of this Code, which prohibit the unlawful possession, transportation, sale or use of a weapon; or
  - (7) Minnesota Statutes, Section 609.72, and section 385.90 of this Code, which prohibit disorderly conduct, when the violation disturbs the peace and quiet of the occupants of at least two (2) units on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation; or when at least two (2) distinct violations, separated by no more than sixty (60) days, disturb the peace and quiet of at least one (1) unit on the licensed premises or other premises, other than the unit occupied by the person(s) committing the violation, and the violations are reported by distinct and separate complaints.
- (b) The police department and the department of regulatory services shall be jointly responsible for enforcement and administration of section 244.2020.
- (c) Upon determination by a crime prevention specialist, or other assigned police department employee, utilizing established procedures, that a licensed premises was used in a disorderly manner, as described in subsection (a), the responsible crime prevention specialist or other assigned police department employee shall notify the licensee by mail of the violation and direct the licensee to take appropriate action with the assistance of the Minneapolis Police Department to prevent further violations. If the instance of disorderly use of the licensed premises involved conduct specified in paragraphs (a)(2), (a)(3) or (a)(6) of this section the licensee shall submit a satisfactory written management plan to the police department within ten (10) days of receipt of the notice of disorderly use of the premises. The written management plan shall comply with the requirements established in paragraph (d) of this section. The licensee shall implement all provisions of the written management plan within twenty (20) days after acceptance of the management plan by the crime prevention specialist or other assigned police department employee. The notice provided to the licensee of the violation shall inform the licensee of the requirement of submitting a written management plan. That notice shall further inform the licensee that failure to submit a written management plan or failure to implement all provisions of the management plan within twenty (20) days after its acceptance may result in the city council taking action to deny, refuse to renew, revoke, or suspend the license. The established procedures manual is available to the public from the Minneapolis Police Department.
- (1) If the instance of disorderly use of the licensed premises involved conduct specified in paragraphs (a)(1), (a)(4), (a)(5), (a)(7) of this section, the licensee shall contact the police department or department of regulatory services within ten (10) days to discuss the instance of disorderly use.
- (d) If another instance of disorderly use of the licensed premises occurs within eighteen (18) months, if the premises contains between one (1) and six (6) distinct and separate residential units, or within twelve (12) months, if the premises contains between seven (7) and fifty (50) distinct and separate residential units, or within nine (9) months, if the premises contains between fifty-one (51) and one hundred (100) distinct and separate residential units, or within six (6) months, if the premises contains more than one hundred (100) distinct and separate units, of an incident for which a notice in subsection (c) was given, the crime prevention specialist or other assigned police department employee shall notify the licensee by mail of the violation. The licensee shall submit an updated satisfactory written management plan to the police department within ten (10) days of receipt of the notice of disorderly use of the premises. The written management plan shall detail all actions taken by the licensee in response to all notices of disorderly use of the premises within the preceding twelve (12) months. The written management plan shall also detail all actions taken and proposed to be taken by the licensee to prevent further disorderly use of the premises.

The licensee shall implement all provisions of the written management plan within twenty (20) days after acceptance of the management plan by the crime prevention specialist or other assigned police department employee. The notice provided to the licensee of the violation shall inform the licensee of the requirement of submitting a written management plan. That notice shall further inform the licensee that failure to submit a written management plan or failure to implement all provisions of the management plan within twenty (20) days after its acceptance may result in the city council taking action to deny, refuse to renew, revoke, or suspend the license. The licensee or the listed agent/contact person for the licensee shall also successfully complete a property owner's workshop at the direction of and in accordance with a schedule set forth by the police department. Any costs associated with that workshop will be the sole responsibility of the licensee. The notice provided to the licensee of the violation shall inform the licensee of the requirement of the licensee or the listed agent/contact person for the licensee of the requirement to successfully complete a property owner's workshop. That notice shall further inform the licensee that failure to successfully complete the property owner's workshop may result in the city council taking action to deny, refuse to renew, revoke, or suspend the license.

- (e) When required by paragraph (d), the rental dwelling license for the premises may be denied, revoked, suspended, or not renewed if the licensee fails to submit a written management plan that satisfies the requirements set forth in paragraph (d), or if the licensee fails to timely implement all provisions of an accepted written management plan, or if the licensee or the listed agent/contact person for the licensee fails to successfully complete a property owner's workshop after a minimum of two (2) approved workshops have been scheduled, offered and held. An action to deny, revoke, suspend, or not renew a license under this section shall be initiated by the director of regulatory services in the manner described in section 244.1940, and shall proceed according to the procedures established in sections 244.1950, 244.1960, and 244.1970.
- (f) If another instance of disorderly use of the licensed premises occurs within eighteen (18) months, if the premises contains between one (1) and six (6) distinct and separate residential units, or within twelve (12) months, if the premises contains between seven (7) and fifty (50) distinct and separate residential units, or within nine (9) months, if the premises contains between fifty-one (51) and one hundred (100) distinct and separate residential units, or within six (6) months, if the premises contains more than one hundred (100) distinct and separate units, after the second of any two (2) previous instances of disorderly use for which notices were sent to the licensee pursuant to this section, the rental dwelling license for the premises may be denied, revoked, suspended, or not renewed. An action to deny, revoke, suspend, or not renew a license under this section shall be initiated by the director of inspections in the manner described in section 244.1940, and shall proceed according to the procedures established in sections 244.1950, 244.1960, and 244.1970.
- (g) No adverse license action shall be imposed where the instance of disorderly use of the licensed premises occurred during the pendency of eviction proceedings (unlawful detainer) or within thirty (30) days after a notice is given by the licensee to a tenant to vacate the premises, where the disorderly use was related to conduct by that tenant or his/her guests. Eviction proceedings shall not be a bar to adverse license action, however, unless they are diligently pursued by the licensee. A notice to vacate shall not be a bar to adverse license action unless a copy of the notice is submitted to the crime prevention specialist or other assigned police department employee within ten (10) days of receipt of the violation notice. Further, an action to deny, revoke, suspend, or not renew a license based upon violations of this section may be postponed or discontinued by the director of regulatory services at any time if it appears that the licensee has taken appropriate action to prevent further instances of disorderly use.
- (h) A determination that the licensed premises have been used in a disorderly manner as described in subsection (a) shall be made upon substantial evidence to support such a determination. It shall not be necessary that criminal charges be brought to support a determination of disorderly use, nor shall the fact of dismissal or acquittal of such a criminal charge operate as a bar to adverse license action under this section. (90-Or-235, § 6, 9-14-90; 91-Or-071, § 1, 4-26-91; 92-Or-019, §§ 1, 2, 2-21-92; 95-Or-097, § 5, 6-30-95; Ord. No. 98-Or-142, § 1, 12-4-98; 99-Or-163, § 13, 12-17-99; 2004-Or-112, § 2, 10-8-04; 2005-Or-142, § 1, 12-23-05; 2008-Or-090, § 1, 11-21-08; 2013-Or-161, § 53, 12-6-13; 2015-Or-051, § 3, 7-10-15)

**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 regulatory services 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 their authorized representatives at all times.
- (10) The licensee shall submit to the director of regulatory services 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 regulatory services 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.
- (24) An owner shall not have any violations of chapter 240 of this Code, adopting Minnesota State Statutes Chapter 144 and amendments thereto and Minnesota Rules, Chapter 4761 and amendments thereto, at any rental dwelling which they own or have an ownership interest. A violation of chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in a director's determination of noncompliance notice being sent, pursuant to [section] 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 chapter 240 of this Code, of Minnesota State Statutes Chapter 144 and amendments thereto or of Minnesota Rules, Chapter 4761 and amendments thereto shall result in the issuance of a director's notice of denial, non-renewal, or suspension of the license or provisional license, pursuant to [section] 244.1940 of the Code, for the rental dwelling where the second violation occurred. (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; 2013-Or-161, § 47, 12-6-13; 2015-Or-073, § 1, 8-21-15)

**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)