

**CITY OF OTSEGO
COUNTY OF WRIGHT, MINNESOTA
ORDINANCE NO.: 2018-11
AN ORDINANCE AMENDING THE CITY CODE
REGARDING RENTAL HOUSING LICENSES.**

THE CITY COUNCIL OF THE CITY OF OTSEGO DOES HEREBY ORDAIN:

Section 1. Section 3-1-2.A of the City Code is hereby amended to revise the following fees:

Rental Housing License	Title 4, Chapter 6	
License (Initial/Renewal)		\$100.00
Inspections		
1.Single Family, Two-Family, Townhouse, or Condominium Apartment		\$65.00, plus \$65.00/hour (minimum 1 hour) after 2 inspections for initial license or renewal
2.Multiple Family Building Under Single Ownership		\$65.00/hour (minimum 1 hour)

Section 2. Section 4-6-3 of the City Code is hereby amended to revise the following definition:

DWELLING, MULTIPLE FAMILY (APARTMENT): A building designed with three (3) or more dwelling units exclusively for the occupancy of three (3) or more families living independently of each other, but sharing hallways, main entrances and exits.

Section 3. Section 4-6-4.A of the City Code is hereby amended to read as follows:

A. License Required:

1. No person, firm, or corporation shall operate a rental dwelling unit without first having obtained a license to do so from the City as provided in this Chapter.
2. Single family, two-family, townhouse, and condominium multiple family dwelling units shall require a separate license for each dwelling unit.
3. Multiple family dwellings shall require one (1) license per principal building as defined by the Zoning Ordinance under single ownership.
4. State licensed boarding care homes, nursing homes, and, residential care facilities, including memory care, whether a principal use or as incorporated within a multiple family building shall be exempt from the requirements of this Chapter.

Section 4. Section 4-6-4.D of the City Code is hereby amended to read as follows:

D. Inspection Required:

1. No license shall be issued or renewed under this Chapter unless the rental dwelling and its premises conform to the City Code and the laws of the State; the City shall require an inspection of the rental dwelling and premises to make that determination.
2. Single family, townhouse, and condominium dwellings; An inspection shall be required at the time of application for an initial license and for renewal of an existing license issued on December 31, 2017 or thereafter every three (3) years.
3. Multiple family dwellings within a building under single ownership: An inspection shall be required at the time of application for an initial license and for renewal of an existing license every five (5) years from the date of approval. For renewal of an existing license, a schedule shall be established subject to approval of the Building Official for annual inspection of areas of the principal building outside of the rental dwelling units and not less than twenty (20) percent of the rental dwelling units within the premises.
4. Failure to schedule or allow such inspection shall be dealt with as provided by Title 1, Chapter 5 of this Code.

Section 5. Section 4-6-4.E of the City Code is hereby amended to read as follows:

E. Term Of License:

1. Each license shall be issued annually and shall expire one (1) year following the issuance thereof. License renewals for the following years shall be filed not less than thirty (30) days prior to the license expiration date.
2. A licensed issued in accordance with this Chapter shall expire upon a change in ownership of the property.
3. Application for renewal of a license issued under this Chapter shall be submitted not less than thirty (30) days prior to the expiration of the current license.

Section 6. This Ordinance shall become effective immediately upon its passage and publication.

MOTION BY: Heidner
SECOND BY: Tanner
ALL IN FAVOR: Stockamp, Heidner, Tanner, Darkenwald, Warehime
THOSE OPPOSED: None

ADOPTED by the City Council of the City of Otsego this 22nd day of October, 2018.

CITY OF OTSEGO
BY: _____
Jessica L. Stockamp, Mayor
ATTEST: _____
Tami Loff, City Clerk