

ORDINANCE

By Cunningham

Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code.

The City Council of the City of Minneapolis do ordain as follows:

Section 1. That Chapter 244 of the above-entitled ordinance be amended to read as follows:

244.1950. Tenant relocation assistance required. (a) When a rental dwelling license or provisional license has been revoked, denied, or canceled based on condemnation, such action having been attributable to inadequate maintenance or management by the landlord, the landlord, as that term is defined in Minn. Statute Section 504B.001, shall pay relocation assistance to the tenant of any affected dwelling unit occupied at any point between the date the revocation, denial or cancelation is noticed and the date the revocation, denial or cancelation becomes final. The requirement imposed by this subsection to pay relocation assistance shall also apply to any tenants a landlord allows to occupy an affected dwelling unit after the revocation, denial, or cancelation becomes final and prior to the issuance of a new and valid rental dwelling license. Upon the commencement or occurrence of a qualifying revocation, denial or cancelation action, the city shall notify the landlord of the requirements of this section, and provide a copy of such notice to the tenants. The relocation assistance shall be in an amount equal to three (3) months of the current total monthly contract rent, or actual rent if demonstrably higher. The relocation assistance shall be paid without regard to whether the tenant is current on rent or other charges or fees owed, and not later than the day the tenant is ordered to vacate pursuant to sections 244.1970 or 244.1925 of this Code, or within seven (7) days of the revocation, denial or cancelation action becoming final, whichever is sooner. The landlord shall be required to provide sufficient records and proof of compliance with the terms of this section, in a manner established or ordered by the director or the director's designee. Should a landlord dispute a determination made by the director or the director's designee pursuant to this section, the dispute shall be subject to an expedited appeal hearing to be conducted and determined by an administrative hearing officer pursuant to Chapter 2 of this Code.

(b) In addition to any other remedy available at equity or law, including but not limited to the rent escrow provisions and other actions and defenses authorized by Minnesota Statutes, Chapter 504B, failure to comply with the provisions of this section may result in criminal prosecution, adverse rental license action against all rental dwelling licenses in which the owner maintains an interest, and/or administrative enforcement, fines, restrictions, or penalties as provided in Chapter 2 or any other applicable section of this Code. A violation of this section as to each dwelling unit shall constitute a separate offense. A notice of violation, as described in section 244.150, shall not be required to establish or enforce a violation of this article. The requirements of this section are enacted as a health and safety law of the City of Minneapolis, as that term is utilized pursuant to Minn. Statute Section 504B.161.

(c) Notwithstanding any other provision to the contrary, the administrative fine for a violation of this section shall be the sum of any outstanding or delinquent amount of relocation assistance plus five hundred dollars (\$500.00) for each affected dwelling unit. The city may establish a program or process to advance the relocation assistance amounts owed to tenants under this section that utilizes any available funding or budgetary source, and shall further be authorized to collect any delinquent amounts owed pursuant to this section through any available and authorized method.

(d) This section shall become effective June 1, 2020.