

**ORDINANCE**  
**By Wonsley**

**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 Section 244.1980 of the above-entitled ordinance be amended to read as follows:

**244.1980. Operation of rental dwelling without license a misdemeanor.** (a) A person who allows to be occupied, lets or offers to let to another, any dwelling unit, without a license as required by this article, is guilty of a misdemeanor, punishable as provided in section 1.30 of this Code.

(b) The practice of pre-leasing new rental construction shall be exempt from the provisions of this section.

(c) Notwithstanding subdivision (b), if a new rental construction has not received a certificate of occupancy on or before the move-in date established in the lease agreement, the tenant shall be entitled to select one of the three following remedies:

(1) Alternative housing provided by the landlord that is reasonably equivalent to the unit described in the lease agreement until said unit may be lawfully inhabited;

(2) Reimbursement by cash or check from the landlord of the total rent paid by the tenant each month, as established in the lease agreement, to mitigate the costs of alternative housing secured by the tenant until the unit described in the lease may be lawfully inhabited; or

(3) An option to withdraw from the lease agreement, in which case the landlord shall return to the tenant all amounts paid to the landlord, including without limitation any rent and any other payment incurred in entering into the lease that is not otherwise governed by state law.

The remedies available under this subdivision shall be available in addition to any other remedies available at equity or law. Any landlord that does not abide by this subdivision may be subject to administrative citations or adverse rental license action.