

### **Did you know?**

If noise violations occur on your property, these count as violations toward revocation of your license. To avoid this, you can provide a list of current contacts to our office. If the contacts notify the police for potential violations, you are notified of the violation, but it is not counted against your property. Contact persons generally are security or on site management.

### **Rental Property Training Program**

Help keep your rental property safe and secure! The City of St. Cloud requires that all rental property owners participate in the Rental Property Training program. This program provides an excellent opportunity to help make your rental properties safe and desirable to live in. For more information, please contact Crime Prevention Staff at (320) 345-4182.

### **Vacant homes & foreclosures**

When a neighborhood home goes into foreclosure, or sits vacant, sometimes problems occur. But that doesn't mean that you have to sit back and watch while the home deteriorates and criminal elements appear. Please call the police at 911 anytime you see suspicious activity. The Crime Prevention office can be reached at 320-345-4182

Housing & Code Enforcement staff can assist with garbage, repair issues and tall grass complaints. Please call us at 320-255-7214.

### **Contact information:**

**Housing & Code Enforcement**  
**320-255-7214**

### **Inspectors:**

**Karen Breeden—Downtown, North Central**  
**320-650-3124**  
[karen.breeden@ci.stcloud.mn.us](mailto:karen.breeden@ci.stcloud.mn.us)

**Julie Schmidt—SCSU, South**  
**320-650-3161**  
[julie.schmidt@ci.stcloud.mn.us](mailto:julie.schmidt@ci.stcloud.mn.us)

**Lael Treadway—Lake George, Southwest, Northwest**  
**320-650-3160**  
[lael.treadway@ci.stcloud.mn.us](mailto:lael.treadway@ci.stcloud.mn.us)

**Health Director**  
**Lisa Schreifels**  
**320-650-3144**  
[lisa.schreifels@ci.stcloud.mn.us](mailto:lisa.schreifels@ci.stcloud.mn.us)

**Asst. Health Director**  
**Travis Bistodeau**  
**320-650-3120**  
[travis.bistodeau@ci.stcloud.mn.us](mailto:travis.bistodeau@ci.stcloud.mn.us)



## **Information for owners of rental properties**



The City of St. Cloud requires owners to license rental properties. Properties must be kept in compliance with ordinances designed to keep our neighborhoods safe and enjoyable. This brochure outlines basic landlord responsibilities.

**Health and Inspections Department**  
**Housing & Code Enforcement**  
**400 2nd Street South**  
**St. Cloud, MN 56301**  
**(320) 255-7214**  
**Fax (320) 650-3145**  
<http://ci.stcloud.mn.us>

## Landlord Responsibilities

The Housing & Code Enforcement Division welcomes you as a rental property owner in St. Cloud. Our staff are here to help you in a variety of areas including:

- Providing information regarding owning, purchasing, modifying and operating rental property
- Providing the most recent inspection reports for a property
- Answering questions regarding codes and ordinances
- Notifying landlords when there has been a noise violation on the property

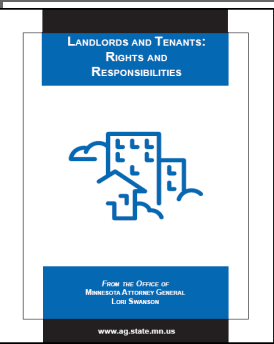
Inspectors routinely inspect rental properties to check for code compliance. We also respond to complaints and incidents involving fire or property damage.

Inspection reports list violations, corrective actions and compliance dates. If you feel that a violation was issued in error, or need more time to make a repair please contact our office at 320-255-7214 or email our staff. Email addresses are listed on the back of this brochure.

Failure to correct violations may result in the issuance of administrative citations which can carry substantial fines and ultimately revocation of a rental license.

Rental licenses can be revoked when there are too many violations. The City Council will consider revocation of a dwelling's rental license when there have been four violations in a 12 month period. Violations of the following ordinances are counted in this process:

- *Section 244 – Refuse and Garbage*
- *Section 300:41 – International Property Maintenance Code of St. Cloud*
- *Section 355 – Zoning*
- *Section 300:40 – Rental Dwelling Licensing*
- *Section 1000 and 1005 – Nuisances*
- *Section 1040 – Animal Control*
- *Section 1050-Noise Control*
- *Section 1051-Landlord Responsibility*
- *MN Statute §617.81 Subdivision 2*



**Minnesota Statute 504b.181, Subd. 2b** requires landlords to notify tenants that a handbook from the Minnesota Attorney General's Office is available to them. It is a summary of the laws about landlord-tenant relationships.

A landlord may not retaliate (strike back) by filing an eviction notice, increasing rent, or decreasing services, because a tenant contacts an inspector.

The handbook is available from our office or online at:

[www.ag.state.mn.us/Brochures/pubLandlordTenants.pdf](http://www.ag.state.mn.us/Brochures/pubLandlordTenants.pdf)

## Common violations

- Missing or inoperable smoke detector
- Over four unrelated adults residing in a dwelling unit
- Garbage and debris outside
- Vehicles parked on landscaped areas
- Unlicensed and/or inoperable vehicles
- Siding, roofing, windows, walks/steps, or exterior in poor repair
- Failure to post a rental license
- Electrical, plumbing, & heating improvements made without a permit
- Failure to maintain the interior and exterior of the structure to standards of the International Property Maintenance Code

## Failure to license

Not licensed? Having an unlicensed rental is unfair to your tenants, neighbors and other landlords. It is also against the law. **If a property is found to be rented without a license, an administrative citation in the amount of \$500 will be issued.**

