

ORDINANCE NO. 198, 2<sup>ND</sup> SERIES

AN ORDINANCE OF THE CITY OF WINDOM, MINNESOTA, ADDING NEW LANGUAGE AND DELETING CERTAIN EXISTING CITY CODE SUBSECTIONS

THE CITY COUNCIL OF THE CITY OF WINDOM, MINNESOTA, ORDAINS:

WHEREAS, the Rental Housing Ordinance was adopted in 2017. Following implementation of the Ordinance, City Staff recommends that language be added to clarify a definition and that certain relicensing provisions be deleted.

NOW, THEREFORE, THE CITY OF WINDOM, MINNESOTA, HEREBY AMENDS THE CITY CODE OF THE CITY OF WINDOM BY ADOPTING REVISIONS TO THE FOLLOWING CODE SECTIONS:

**City Code Sections 150.50 through 150.99** set forth the City's Rental Housing ordinance.

1. **City Code Section 150.52** is amended by adding the following clarification to the definition of "*Rental Unit or Rental Housing Unit*":

***RENTAL UNIT or RENTAL HOUSING UNIT.*** Any dwelling unit rented or offered for rent by any person or entity to any other person or persons for use for residential purposes. ***RENTAL UNIT*** does not include rooms or units in rest homes, convalescent homes, nursing homes, hotels, motels, dormitories or facilities licensed by the State of Minnesota as institutional occupancies, **such as jails, penitentiaries, reformatories, or detention facilities.**

2. **City Code Section 150.56**, entitled "**Inspections**", is amended by deleting Subsection 150.56(I)(1) and Subsection 150.56(I)(4) in their entirety as set forth below.

**§ 150.56 INSPECTIONS.**

(I) *Exemptions from rental inspections.*

~~(1) Properties that are under state or federal inspections are exempt from the provisions of this subchapter and from rental inspections by the City.~~

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~~(4) A property owner may be entitled to an exemption from rental inspections on a specific property for alternate renewal rental license periods if all of the following criteria are met:~~

~~(a) The specific property received passing inspections for the initial license period and the consecutive first license renewal period.~~

~~(b) The City has not received any complaints which have led to required work orders or repairs on the specific property.~~

~~(c) The property owner must file for the exemption at the time of the license renewal application for the specific property.~~

~~(d) Exemptions are for properties only and will not be issued for individual rental units.~~

3. **City Code Section 150.57**, entitled “**License and Inspection Fees**”, is amended by deleting Subsection 150.57(D) in its entirety as set forth below.

**§ 150.57 LICENSE AND INSPECTION FEES.**

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~~(D) Properties exempt from renewal inspections for alternating renewal license periods, as provided herein, will be charged a minimum renewal fee for each license period exempt from a rental inspection.~~

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**THE CITY COUNCIL OF THE CITY OF WINDOM, MINNESOTA, FURTHER ORDAINS that all other existing provisions set forth in City Code Sections 150.50 through 150.99 shall remain in full force and effect.**

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**THE CITY COUNCIL OF THE CITY OF WINDOM, MINNESOTA, FURTHER ORDAINS:**

**This ordinance, or an approved Title and Summary of this ordinance, shall be published in the COTTONWOOD COUNTY CITIZEN and this ordinance shall be effective immediately upon publication.**

ADOPTED AND PASSED by the City Council of the City of Windom, Minnesota, this 2nd day of April, 2024.

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Dominic Jones, Mayor

ATTEST:

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Steven Nasby, City Administrator

1<sup>st</sup> Reading: March 19, 2024  
2<sup>nd</sup> Reading: April 2, 2024  
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