



Ordinance No. 2021-034

City of Minneapolis

File No. 2020-00702

Author: Gordon

Notice: Jun 26, 2020

1st Reading: Jul 17, 2020

Committee: BIHZ, BIZ

Public Hearing: Jul 13, 2021

2nd Reading: Jul 23, 2021

Passage: Jul 23, 2021

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JUL 31 2021

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Bender	X			
Jenkins	X			
Johnson	X			
Gordon	X			
Cano	X			
Cunningham	X			
Ellison	X			
Fletcher	X			
Goodman	X			
Osman	X			
Palmisano	X			
Reich	X			
Schroeder	X			

MAYOR ACTION

☒ APPROVED☐ VETOED

MAYOR FREY

JUL 23 2021

DATE

Certified an official action of the City Council

ATTEST:

CITY CLERK

Presented to Mayor: JUL 23 2021

Received from Mayor: JUL 28 2021

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 244.40 of the above-entitled ordinance be amended by amending the definition for "rooming house" and adding thereto a new definition for "single room occupancy dwelling unit" in alphabetical sequence to read as follows:

244.40. – Definitions. The following words and phrases when used in the housing maintenance code shall have the meanings respectively ascribed to them in this section:

~~Rooming house: Any dwelling, or that part of any dwelling, containing one (1) or more rooming units, in which space is let by the owner or operator to five (5) or more roomers, with or without meals. Rooming houses shall be in compliance with the zoning ordinance and the construction requirements for rooming houses created after January 1, 1971, and alterations made to existing rooming houses after January 1, 1971 shall be as required for Group R occupancies in the building code. An establishment validly licensed as a lodging establishment and shall not include a single room occupancy housing unit.~~

Single room occupancy housing unit. Any housing unit, operated by a non-profit organization, government agency, or healthcare agency, intended or designed to be used for sleeping purposes by residents which serves as their primary residence. Occupancy by no more than two (2) people of a single room, or of two (2) or more rooms which are joined together, separated from all other rooms within an apartment in a structure, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment. The unit may have a bathroom in addition to the occupied room. Single room occupancy housing units may, notwithstanding any contrary provision in this Code, share a kitchen with one (1) or more other single room occupancy unit(s) in the same building and may also share a bathroom.

Section 2. That Section 244.810 of the above-entitled ordinance be amended to read as follows:

244.810. Required space in dwelling units. Every dwelling unit shall contain a minimum superficial floor area of not less than one hundred fifty (150) square feet for the first occupant, seventy (70) additional square feet for the second occupant and one hundred (100) square feet for each additional occupant in excess of two (2). The floor area shall be calculated on the basis of the total habitable floor area of all habitable rooms. Single room dwelling units shall not be occupied by more than four (4) persons and single room occupancy housing units shall not be occupied by more than two (2) persons. Rooms used exclusively for sleeping purposes shall have the following minimum superficial floor area, seventy (70) square feet for one person, ninety (90) square feet for two (2) persons and the required superficial floor area shall be increased at the rate of fifty (50) square feet for each occupant in excess of two (2). However, occupancy of a sleeping room shall not exceed four (4) persons. Habitable rooms having a multiple use shall have not less than one hundred fifty (150) square feet of superficial floor area. Other habitable rooms shall have not less than seventy (70) square feet of superficial floor area, except kitchens. No habitable room other than a kitchen shall be less than seven (7) feet in any dimension.

Multiroomed dwelling units, when let to another, shall include a kitchen room. The floor area of such required kitchen room is not to be included when calculating floor area for the purposes of determining occupant load.

Section 3. That Section 244.1180 of the above-entitled ordinance be amended to read as follows:

244.1180. New units prohibited; removal of existing. New shared bath dwelling units shall not be installed after October 1, 1966. Existing shared bath dwelling units not of record shall be vacated and removed. Nothing herein shall prohibit any right of appeal or review by the housing board of appeals as provided by Chapter 242 of this Code of Ordinances. This section shall not apply to licensed single room occupancy housing units established and operated in compliance with section 244.1865.

Section 4. That Section 244.1820 of the above-entitled ordinance be amended to read as follows:

244.1820. Applicability and exceptions. (a) The provisions of this article shall apply to all rental dwellings and dwelling units, including rented single-family dwellings and rented dwelling units in owner-occupied dwellings, as well as to rented condominiums, rented townhouses and leasehold cooperative dwelling units, as those terms are defined in Minn. Statutes Section 273.124, Subd. 6, Minnesota Statutes, Chapter 515A, Minnesota law and this Code.

(b) Any person operating a short-term rental dwelling unit, regardless of whether the unit is rented or booked through the services of a short-term rental hosting platform pursuant to Chapter 351, shall comply with all applicable laws as well as the requirements of this article and the housing maintenance code, unless compliance is exempted or modified by order of the director of regulatory services. All such persons shall also, in the course of the operation of any short-term rental dwelling unit, comply with any applicable civil rights ordinance, law or rule prohibiting acts of discrimination related to real estate, housing, public accommodation or other applicable subject.

(c) Any person operating a single room occupancy housing unit or units shall comply with all applicable laws as well as the requirements of this article and the housing maintenance code, unless compliance is exempted or modified by order of the director of regulatory services. All such persons shall also, in the course of the operation of any single room occupancy housing unit, comply with any applicable civil rights ordinance, law, or rule prohibiting acts of discrimination related to real estate, housing, public accommodation, or other applicable subject.

~~(c)~~ (d) The provisions of this article shall not apply to hotels licensed under Chapter 297 of this Code; lodging houses licensed under Chapter 298 of this Code; jails; convents; monasteries; licensed nursing homes; licensed board and care homes; parsonages; parish houses; manses and rectories; hospitals; and owner-occupied dwelling units in a cooperative, condominium or townhouse building.

Section 5. That Chapter 244 of the Minneapolis Code of Ordinances be amended by adding thereto a new Section 244.1865 to read as follows:

244.1865. Requirements applicable to single room occupancy housing units. (a) Rental dwelling license required for any building containing single room occupancy housing units. No person shall allow any single room occupancy housing unit, as that term is defined in section 244.40, to be occupied, or let or offer to let to another any single room occupancy housing unit for occupancy, or charge, accept or retain rent for any single room occupancy housing unit unless the owner has a valid rental dwelling license or provisional license under the terms of this article that is specific to single room occupancy housing units and is in addition to any required license, permit, or registration for any standard rental dwelling units or other occupancy categories that are located and operated in the same building.

(b) Application requirements. An application for a rental dwelling license to operate any single room occupancy housing units must include any information required under the terms of this article and may require any additional information deemed necessary by the director, including the submission of a security and business plan adequately demonstrating the ability of the applicant to operate the unit or units in a compliant and effective manner.

(c) Requirements applicable to single room occupancy housing units.

(1) No rental dwelling classified as Tier III by the director shall be eligible for use in whole, or in any portion thereof, as single room occupancy housing.

(2) The operation of any single room occupancy housing unit or units shall comply with any requirements of the zoning code and with any other applicable ordinance, code, or law.

(3) The operator of any single room housing occupancy unit is strongly encouraged to provide at least one (1) gender-neutral restroom per floor, and shall ensure that all people may use the restroom they feel most comfortable in, regardless of their sex assigned at birth, to the fullest extent permitted by law.