Ordinance No. 2025-047 **City of Minneapolis** **File No. 2025-00887**

Author: Osman | Notice: Aug 7, 2025 | 1st Reading: Aug 21, 2025 | Committee: BHZ

Public Hearing: Sep 30, 2025 | 2nd Reading: Oct 9, 2025 | Passage: Oct 9, 2025 | Publication: OCT 17 2025

RECORD OF COUNCIL VOTE				
COUNCIL MEMBER	AYE	NAY	ABSTAIN	ABSENT
Payne	X			
Chughtai	X			
Wonsley	X			
Rainville	X			
Vetaw	X			
Ellison				X
Osman	X			
Cashman	X			
Jenkins	X			
Chavez	X			
Koski	X			
Chowdhury	X			
Palmisano	X			

MAYOR ACTION

☑ APPROVED ☐ VETOED

MAYOR

OCT 14 2025

DATE

Certified an official action of the City Council

ATTEST:

CITY CLERK

Presented to Mayor: OCT 09 2025

Received from Mayor: OCT 14 2025

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 244.1800 of the above-entitled ordinance be amended to read as follows:

244.1800. Definitions. Words used in this article shall have the meanings ascribed in section 244.40, unless otherwise defined herein.

Appropriate action shall mean that action which a reasonable license holder would take based upon the facts and circumstances of each case so as to prevent a reoccurrence of a disorderly use.

High-risk rental dwelling license application means an application for a rental dwelling license that is either:

(a) for a dwelling in the highest risk tier in any tiering system established by the director of regulatory services; or

(b) subject to conditions.

Interest in a rental dwelling license or provisional license shall include without limitation:

(1) Future interest, reversionary interest, or legal or equitable ownership interest in whole or part in the associated real property;

(2) Security interest or financial interest in the associated real property or operation thereof, such as being lender of money for the purchase of that property; and

(3) Any right to control or manage the operation of the associated real property.

For purposes of this chapter, unless the entity with a direct interest in the rental dwelling license or provisional license is a publicly-held corporation, all direct and indirect owners of a partnership, corporation, limited liability company, or other recognized business association with an interest in a rental dwelling license or provisional license shall be considered to have the same interest as the partnership, corporation, limited liability company, or other recognized business association itself.

Section 2. That Section 244.1860 of the above-entitled ordinance be amended to read as follows:

244.1860. Expiration; Renewal. (a) All licenses and provisional licenses issued under this article shall expire annually, subject to renewal year to year in the manner provided in this article. All licensees and provisional licensees shall apply for renewal of their licenses on a form provided by the director of regulatory services. The renewal application may be in such abbreviated form as deemed sufficient by the director to verify current information on file concerning the licensee, except high-risk rental dwelling license applications, which may not be in abbreviated form. No license or provisional license shall be granted without payment of the required annual license fee. An individual who is operating a rental dwelling after the license has expired is operating an unlicensed rental dwelling.

Section 3. That Section 244.1900 of the above-entitled ordinance be amended to read as follows:

244.1900. Issuance of license. (a) When, upon completion of an inspection of a building and rental dwellings therein, the director of regulatory services finds that the minimum standards for licensing set forth in this article have been met, a rental dwelling license may be issued. The director of regulatory services shall transmit any high-risk rental dwelling license application to the city council for approval. The city council, in accordance with the provisions of this article, shall then act to approve or deny the high-risk rental dwelling license application. If the city council approves the high-risk rental dwelling license application, a rental dwelling license shall be issued.

Section 4. That Section 244.1960 of the above-entitled ordinance be amended to read as follows:

244.1960. Appeals procedure. (a) Any person wishing to appeal a determination of the director recommending denial, nonrenewal, revocation, or suspension of a license or provisional license, or that conditions or restrictions be placed on a license or provisional license, or an action of the city council to deny, or approve with imposed conditions, a high-risk rental dwelling license application under section 244.1900, shall file a written notice of appeal with the department of regulatory services within fifteen (15) days after receipt of the notice of denial, nonrenewal, revocation, suspension, or determination recommending conditions or restrictions. The notice shall contain a statement of the grounds for the appeal. The notice of appeal shall be accompanied by a fee of three hundred dollars ($300.00). All appeals shall be heard by an administrative hearing officer pursuant to Title 1, Chapter 2 of this Code.

(b) At the hearing, the hearing officer shall hear all relevant evidence and argument. The hearing officer may admit and give probative effect to evidence that possesses probative value commonly accepted by reasonably prudent persons in the conduct of their affairs. The hearing officer shall record the hearing and keep a record of documentary evidence submitted.

(c) The hearing officer shall render a decision in writing within thirty (30) days after the close of the hearing. The decision shall determine whether the building, or dwelling units therein, meets the licensing standards of sections 244.1910, 244.1920, or 244.2020, and shall specify the factual and legal basis for the determination.

(d) The hearing officer shall mail a copy of the decision to the license holder or applicant and to each licensed dwelling unit.

(e) The hearing officer shall refer the decision to the city council, which shall have final authority to issue, deny, renew, revoke, or suspend the license. The city council may hear argument from the license ~~holder/applicant~~ holder or applicant~~,~~ but shall take no further evidence. The city council may affirm, modify, or reverse the decision of the hearing officer.

(f) The final decision of the city council shall be mailed to the license holder or applicant.

(g) A notice to tenants of the final decision shall be mailed to each occupant and prominently posted on the building. The notice shall indicate the date upon which tenants must vacate the building and shall clearly indicate which dwelling units are affected. The notice shall indicate that further information and relocation assistance can be obtained from the City of Minneapolis Housing Services Office.

(h) Subsection (e) shall not apply to appeals of an action of the city council to deny, or approve with imposed conditions, a high-risk rental dwelling license application. In such appeals, the decision of the hearing officer shall be final without any further right of administrative appeal. The city council shall be provided a copy of the decision.

Section 5. That the effective date of Sections 1 through 4 shall be January 1, 2027.