

# Rental Licensing Program

Effective January 1<sup>st</sup>, 2019

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# Proactive Housing Inspection

- It is the purpose of the rental ordinance to assure that rental housing in the City of Austin is decent, safe and sanitary and is operated and maintained so as not to become a nuisance to the neighborhood or to become an influence that fosters blight and deterioration or creates a disincentive for reinvestment in the community. The operation of residential rental properties is a business enterprise that entails certain responsibilities. Rental dwelling owners, agents, and property managers are responsible to take necessary reasonable actions to ensure that the persons who occupy such rental units, as well as neighboring properties, may pursue the quiet enjoyment of the normal activities of life in surroundings that are safe, secure, and sanitary, free from noise, nuisances and annoyances, free from unreasonable fears about safety of persons and property, and free of drugs and crime.
- Summary
  - This ordinance provides for proactive enforcement of existing State and local laws.
  - Provides systematic and periodic inspections to ensure that the city's rental housing stock is maintained and that residents live in safe and healthy conditions.
  - Preserves neighboring property values and city tax base.
  - Ensures all landlords operate at the same minimum standard, creating a more stable rental market.
  - Provides opportunities for communication between landlords and city.

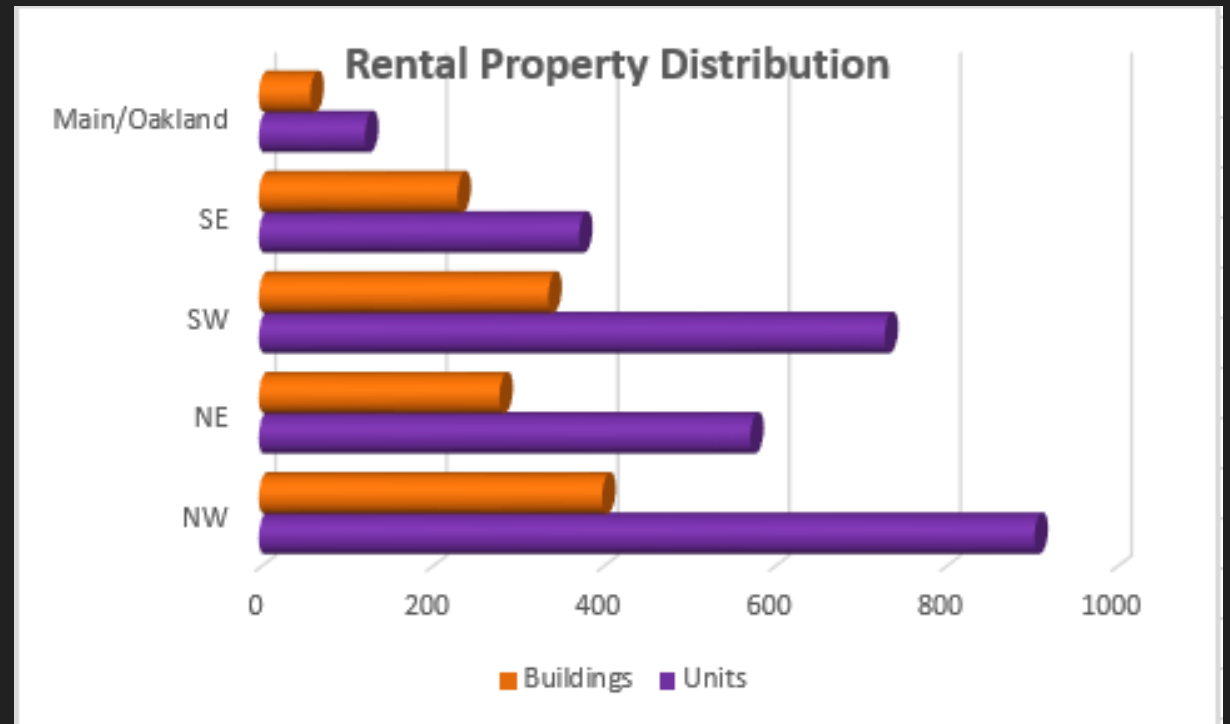
## What other cities have Rental Programs?

- Faribault
- Owatonna
- Winona
- Rochester
- Albert Lea
- Northfield
- Red Wing
- Willmar
- Bemidji
- New Ulm

# How many rental properties are in Austin?

Holly Wallace – Planning & Zoning Administrator

- Properties Registered as of 2018: **1,314 buildings; 3,010 units**
  - NW: 906 units
  - NE: 574 units
  - SW: 731 units
  - SE: 374 units
  - Oakland/Main: 124 units



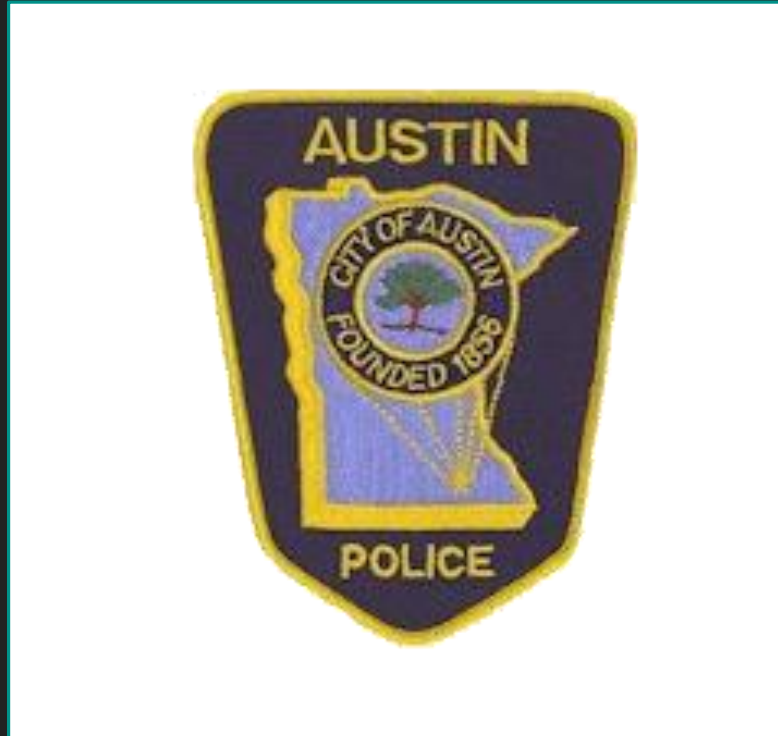
# How and when will I pay?

Erica Nelson – Rental Administrative Staff

- Letters will be sent out in December and January to property **owners**:
  - North Austin will need to pay by January 31<sup>st</sup>
  - South Austin will need to pay by February 28<sup>th</sup>
    - Oakland Ave and Main St properties are considered South Austin
- **Payment Tutorial**

# Crime Free Housing/Disorderly Conduct

Austin Police Department



Capt. Dave McKichan and Sgt. Kim Lenz

Updated: 11/10/18

## Initial Inspections

Quadrant	Jan-Mar 2019	Apr-Jun 2019	Jul-Sep 2019	Oct-Dec 2019	Jan-Mar 2020	Apr-Jun 2020	Jul-Sep 2020	Oct-Dec 2020
NW-Northwest	Jan -Sep 2019							
NE-Northeast				Sep 2019-Feb 2020				
SW-Southwest					Mar-Sep 2020			
SE-Southeast								Oct-Dec 20
Main/Oakland								Dec

Quadrant	Length of time needed for inspections in quadrant
Northwest	Approximately <b>9 months</b>
Northeast	Approximately <b>5 months</b>
Southwest	Approximately <b>7 months</b>
Southeast	Approximately <b>3 months</b>
Main/Oakland	Approximately <b>1 week</b>

# Tentative Inspection Timeline

○ Duane Salinas – Rental Inspector

# What happens if I fail an inspection???

- Letter in Mail

- 30 days to repair

- Re-inspection



**Questions?**