

**AMENDMENT TO ORDINANCE SECTION 120.06
AN ORDINANCE DEALING WITH THE MANNER AND CERTIFICATION OF RENTAL
PROPERTIES IN THE CITY OF BROWNS VALLEY**

Findings.

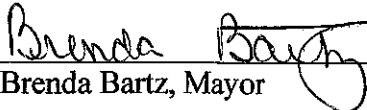
1. The Browns Valley City Council has adopted the Minnesota Basic Code as it has been amended and supplemented to be its city code, and that code has a provision dealing with the regulation of rental properties located within the City of Browns Valley.
2. The code contains a section dealing with the requirement that prospective rental properties be inspected to ensure suitability for tenants before the owner is allowed to rent out the property.
3. Because inspections are done only once a year, and because it is cost and time prohibitive to require a property to be inspected prior to allowing it to be rented out, the Browns Valley City Council believes it is in the best interests of the residents of the City of Browns Valley to modify its Ordinance concerning the inspections of rental property in the City of Browns Valley.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF BROWNS VALLEY ORDAINS
AS FOLLOWS:**

1. That Browns Valley City Ordinance Section 120.06 is hereby amended to read as follows:
"§120.06 METHOD AND MANNER OF CERTIFICATION.
 - (A) Upon receipt of an initial application, the City of Browns Valley shall forward a copy to the enforcement officer, who shall then, at the next time he is scheduled to perform inspections in Browns Valley, perform an inspection of the property to determine whether such property complies with the provisions of applicable rules, standards, statutes and ordinances. A temporary license shall be issued by the City Clerk upon the receipt of a properly completed application.
 - (B) The enforcement officer shall then conduct an inspection and make a report thereon. No permanent license shall be issued if the premises and building do not fully comply with all the provisions of the applicable rules, standards, statutes and ordinances which pertain to such dwelling units.
 - (C) After being certified, each property which has had an occupant in the preceding four years shall be inspected every four years thereafter in order to maintain its certification. The City Council may elect to postpone a scheduled inspection for a particular property only upon a showing of good cause, and for a period not exceeding twelve (12) months. A postponement may only be given once every ten (10) years for a particular property."

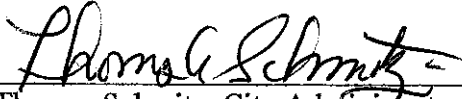
PASSED AND ADOPTED this 23rd day of September, 2013.

BROWNS VALLEY CITY COUNCIL



Brenda Bartz, Mayor

ATTEST:



Thomas Schmitz, City Administrator

Motion: Warren
Seconded: Miller
Published: 10/1/13
Passed: 5-0