

**RESOLUTION NO. 2026-032**

**A RESOLUTION APPROVING SINGLE FAMILY RENTAL EXEMPTION REQUEST FOR THE RENTAL APPLICATION  
AT 4033 WASHINGTON NE, COLUMBIA HEIGHTS, MN 55421**

**BE IT RESOLVED BY** the City Council (the “Council”) of the City of Columbia Heights, Minnesota (the “City”) as follows:

On August 14, 2023, the Council approved ordinance 1685 which established a rental density limit for detached single-family rental dwellings by splitting the city into blocks and capping the number of rentals per that block; and

Ordinance 1685 establishes that applicants that are not allowed to obtain a single-family rental license because of the density limits will be able to request an exemption which shall be reviewed by city staff; and,

If the applicant receives a negative ruling on its exemption request they may appeal to the City Council which the Council has sole discretion to grant the exemption request for a specified period of time; and,

The City has received a request from the owner of 4033 Washington St NE, Columbia Heights, MN 55421 to make an exception for the property and allow a new rental license to be issued.

**NOW, THEREFORE, BE IT RESOLVED**, the City does hereby approve the exemption request for 4033 Washington St NE, Columbia Heights, MN 55421, allowing the homeowner to apply for a temporary rental license, with the addition of the following requirements.

1. The owner of 4033 Washington St NE, Columbia Heights, MN 55421 must apply for and complete the licensing process, to receive the temporary license, within 6 months of the passage of this resolution.
2. The temporary rental license shall be valid for the period of one year after the date that the license has been approved.
3. After the one-year term of the temporary license, the property owner may re-apply for the temporary license again for an additional year resulting in a 2-year total rental density exemption.

**ORDER OF COUNCIL**

Passed this \_\_\_\_\_ day of \_\_\_\_\_, 2026

Offered by:

Seconded by:

Roll Call:

\_\_\_\_\_  
Amáda Márquez Simula, Mayor

Attest:

\_\_\_\_\_  
Sara Ion, City Clerk/Council Secretary