



CITY OF MARSHALL AGENDA ITEM REPORT

Presenter:	Pamela Whitmore
Meeting Date:	Tuesday, February 13, 2024
Category:	PUBLIC HEARING
Type:	ACTION
Subject:	Public Hearing and Consideration of Adoption of Article 18-VIII Residential Rental Code
Background Information:	<p>Rental ordinances are common in cities. In fact, the rights and duties of property owners/landlord and tenants in Minnesota are spelled out not only in local ordinances, but also in federal law, state statutes, safety and housing codes, common law, contract law, and a number of court decisions. In January 2023, the city considered a proposed rental ordinance which met push back from the community. The Council decided to not act on the proposed ordinance in January 2023, and directed staff to start a process for creation of a Rental Committee. The City Attorney drafted a registration-based ordinance for review and feedback from the Rental Committee once formed.</p> <p><u>Rental Committee</u></p> <p>The Rental Committee met five times to review the newly drafted ordinance – June 13, July 11, August 8, October 10, and October 31. The Rental Committee was made up of representatives of staff, fire, council, tenant advocates and landlords and was facilitated by John Decramer and Mark Klaith. The Committee participants included Zachary Gilman, James Carr, Brad Meulebroeck, Shawn Butler, Jessica Bentley, Angela Larson, Quentin Brunsvold, Steven Anderson, Jason Anderson, Sharon Hanson, Craig Schafer, and James Lozinski.</p> <p>The Rental Committee engaged in thoughtful and thorough discussion regarding the goals of the city, the interests of the community and the protections of the public. These discussions led to productive collaboration and revisions.</p> <p>On October 31, 2023, the Rental Committee approved, by unanimous vote, to recommend the attached ordinance. On December 4, 2023 the Ways and Means Committee met to discuss the fee for registration and four members of the Rental Committee were in attendance and shared their thoughts on fees. The unapproved minutes from the Ways and Means meeting are attached.</p> <p><u>The Rental Ordinance</u></p> <p>The final draft of the Ordinance is attached. As the City will notice, this is a registration only ordinance as desired by staff, with inspections on a complaint basis. Registrations of renewals or new applications are on a biannual basis, with self-inspection of the properties requested on the off years.</p>
Fiscal Impact:	\$100 per residential rental building
Alternative/ Variations:	
Recommendations:	<ol style="list-style-type: none"> 1) To close the public hearing 2) To adopt the ordinance amending Chapter 18 adding Article 18-VIII Residential Rental Code and authorize its summary publication pursuant to MN Statute 412.191. 3) To adopt Resolution 24-016 adding fees related to the Residential Rental Code to the 2024 Fee Schedule.