

ORDINANCE NO. 10-04

**AN ORDINANCE AMENDING NEW HOPE
CODE SECTIONS 3-31(e)(7) AND 14-2(10)
BY REDUCING THE POINT-OF- CONVERSION
INSPECTION FEE FOR RENTAL PROPERTY**

The City Council of the City of New Hope ordains:

Section 1. Section 3-31(e)(7) “*Point-of-conversion inspection*” of the New Hope City Code is hereby amended to read as follows:

(7) *Point-of-conversion inspection.* Whenever a dwelling unit is converted to rental usage, the dwelling unit shall be promptly inspected for compliance with the minimum standards set forth in section 3-30 of this Code. The fee for the "point-of-conversion" inspection required by the conversion of a dwelling unit to rental usage is set out in section 14-2(10) of this Code. This fee shall be in addition to the annual rental property registration fee for rental property. \$250.00 of the conversion fee shall be waived or reimbursed to the property owner if the owner or the owner’s property manager completes the Minnesota Multi-Housing Association’s rental housing orientation program called “The Fundamentals of Rental Property Management in Minnesota” or an equivalent City approved program. To obtain the \$250.00 fee waiver or reimbursement the property owner or owner’s agent must provide proof of attendance to a housing orientation program within the previous 6 months or subsequent 6 months of the property’s conversion to rental and there have been no reports of disorderly behavior per section 3-31(i) of this code against any properties owned by the same property owner in the City within the previous 12 months of the waiver or reimbursement. An additional \$250.00 of the conversion fee will be reimbursed to the property owner if no reports of disorderly behavior per section 3-31(i) are made against any properties owned by the property owner in the City within 18 months after the conversion to rental for the property against which the rental conversion fee was paid.

Section 2. Section 14-2(10) “*Rental property registration fee*” of the New Hope City Code is hereby amended to read as follows:

(10) *Rental property registration fee.* The annual fee amounts for the rental property registration required by section 3-31 of this Code shall be determined according to the following fee grid:

Rental Units in Building	Annual Registration Fee	Annual Registration Fee (Best Practices participant only)
Single-family	\$72.50	N/A
Two-family	\$145.00	N/A

Three or more	\$145.00 per building plus \$20.00 for every unit therein	\$72.50 per building plus \$11.00 for every unit therein.
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Double fee. If registration is not made within the time set forth in section 3-31, the fee shall double as required by subsection 3-31(e)(5) of this Code.

Point-of-conversion inspection fee is ~~\$1,000~~\$750.00. This fee shall include the initial annual registration fee. Up to \$500.00 of this fee may be waived or reimbursed to the property owner if the conditions of section 3-31(e)(7) of this Code are satisfied. This is a one time fee for the conversion of a dwelling unit to rental usage per section 3-31(e)(7) of this Code.

Section 3. Effective Date. This Ordinance shall be effective upon its passage and publication.

Dated the 12th day of April, 2010.

Kathi Hemken, Mayor

Attest: _____
Valerie Leone, City Clerk

(Published in the New Hope-Golden Valley Sun-Post the 22nd day of April, 2010.)