



**Board of Appeals Agenda
Rochester Boards & Commissions - Board of Appeals
November 1, 2023
5:00 p.m.**

Attending and Viewing the Meeting

Attend the meeting in person at City Hall, Conference Rm 104, 201 4th Street SE
A recording is made available after the meeting on the [City's website](#).

1. Open Comment Period

15 minute total time limit for items not on the agenda.

2. Call to Order/Roll Call

3. Order of Agenda

4. Consent Agenda

4.A. Minutes of October 4, 2023

Approving the minutes and video of the October 4, 2023 Board of Appeals meeting as the official record of the Board of Appeals.

5. Reports and Recommendations

5.A. Brian Rossow Appeal - 704 3 Ave SE

Denying appeal of the rental property at 704 3 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.B. Brian Rossow Appeal - 1807 36 St NW

Denying appeal of the rental property at 1807 36 St NW refund late compliance fees of \$225 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.C. Brian Rossow Appeal - 1843 17 St NW

Approving the appeal of the rental property at 1807 36 St NW to waive late compliance fees of \$100 assessed for failure to bring the rental property into compliance within 91 days of the correction due date of the last inspection.

5.D. Brian Rossow Appeal - 2114 Valleyhigh Dr NW, Unit B108

Denying appeal of the rental property at 2114 Valleyhigh Dr NW, Unit B108 to waive late compliance fees of \$100 assessed for failure to bring the rental property into compliance within 91 days of the correction due date of the last inspection.

5.E. Brian Rossow Appeal - 2117 33 St NW

Denying appeal of the rental property at 2117 33 St NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.F. Brian Rossow Appeal - 341 27 St NE

Denying appeal of the rental property at 341 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.G. Brian Rossow Appeal - 401 27 St NE

Denying appeal of the rental property at 401 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.H. Brian Rossow Appeal - 405 27 St NE

Denying appeal of the rental property at 405 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.I. Brian Rossow Appeal - 409 27 St NE

Denying appeal of the rental property at 409 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.J. Karen Cameron Appeal - 1540 7 Ave SE

Denying appeal of the rental property at 1540 7 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.K. Karen Cameron Appeal - 721 14 St NE

Denying appeal of the rental property at 721 14 St NE to refund late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.L. Karen Cameron Appeal - 12 25 St SW

Denying appeal of the rental property at 12 25 St SW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.M. Karen Cameron Appeal - 3707 7 St NW

Denying appeal of the rental property at 3707 7 St NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.N. Karen Cameron Appeal - 15 10 St NW

Denying appeal of the rental property at 15 10 St NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.O. Karen Cameron Appeal - 3071 Rose Heights Dr SE

Denying appeal of the rental property at 3071 Rose Heights Dr SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.P. Karen Cameron Appeal - 809 9 Ave SE

Denying appeal of the rental property at 809 9 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.Q. Karen Cameron Appeal - 1305 3 St NE

Approve the appeal of the rental property at 1305 3 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.R. Karen Cameron Appeal - 1230 10 Ave SE

Denying appeal of the rental property at 1230 10 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.S. Karen Cameron Appeal - 945 6 Ave SE

Denying appeal of the rental property at 945 6 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

5.T. Karen Cameron Appeal - 1533 9 Ave SE

Denying appeal of the rental property at 1533 9 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

6. Public Hearings

7. Other Business

8. Adjournment



REQUEST FOR ACTION

Minutes of October 4, 2023

MEETING DATE:
November 1, 2023

ORIGINATING DEPT:
Community Development

AGENDA SECTION:
Consent Agenda

PRESENTER:
Chair

Action Requested:

Approving the minutes and video of the October 4, 2023 Board of Appeals meeting as the official record of the Board of Appeals.

Report Narrative:

The minutes and video are the official record of the Board of Appeals.

Prepared By:

Jessica Keller

Attachments:

[Minutes - October 4, 2023](#)



CITY OF ROCHESTER, MINNESOTA
Board of Appeals MINUTES

- 1) ***Open Comment Period***
- 2) **[Call to Order/Roll Call](#)**

| Attendee Name | Status |
|--------------------|---------|
| Ryan Jongeling | Present |
| Robert Haeussinger | Present |
| Wade Goodenberger | Present |
| Tom Jahns | Present |

3) **[Order of Agenda](#)**

Motion to approve Order of Agenda

MOVER: Ryan Jongeling
SECONDER: Tom Jahns
AYES: Ryan Jongeling, Robert Haeussinger, Wade Goodenberger, Tom Jahns
ABSENT: Jake Johnson
RESULT: **APPROVED [UNANIMOUS]**

4) **[Consent Agenda](#)**

4.A) Minutes of January 11, 2023

Official Act: Approving the minutes of January 11, 2023 Board of Appeals meeting as the official record of the Board of Appeals.

[Cover Page](#)

[Minutes - January 11 2023](#)

Motion to Approve the minutes of January 11, 2023 Board of Appeals meeting as the official record of the Board of Appeals.

MOVER: Wade Goodenberger

SECONDER: Tom Jahns
AYES: Ryan Jongeling, Robert Haeussinger, Wade Goodenberger, Tom Jahns
ABSENT: Jake Johnson
RESULT: **APPROVED [UNANIMOUS]**

4.B) Minutes of September 20, 2023

Official Act: Accepting the minutes and video of the September 20, 2023, Board of Appeals meeting as the official record of the Board of Appeals.

[Cover Page](#) 

[Minutes - September 20, 2023](#) 

Motion to Approve the minutes and video of the September 20, 2023, Board of Appeals meeting as the official record of the Board of Appeals.

MOVER: Tom Jahns
SECONDER: Ryan Jongeling
AYES: Ryan Jongeling, Robert Haeussinger, Tom Jahns
ABSTAIN: Wade Goodenberger
ABSENT: Jake Johnson
RESULT: **APPROVED [3 - 0 - 1 - 1]**

5) **Reports and Recommendations**

Taryn Edens spoke on all three items on the report.
Commissioners asked questions of staff.
The Appellants, Lori and Larry Nierman, spoke on all three items individually.
A conversation ensued between commissioners and appellants.
Commission asked questions of staff.
A conversation continued between staff, commissioners and appellants.

5.A) 141 36th Ave NW Appeal

Official Act: Denying appeal of the rental property at 141 36th Ave NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

[Cover Page](#) 

[Staff Report - 141 36th Ave NW, 940 8th Ave SE, and 726 9th Ave S](#) 

Motion to deny appeal of the rental property at 141 36th Ave NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

MOVER: Wade Goodenberger
SECONDER: Robert Haeussinger

AYES: Ryan Jongeling, Robert Haeussinger, Wade Goodenberger, Tom Jahns
ABSENT: Jake Johnson
RESULT: **APPROVED [UNANIMOUS]**

5.B) 940 8th Ave SE Appeal

Official Act: Denying the appeal of the rental property at 940 8th Ave SE to waive registration certificate late fees of \$130.

[Cover Page](#) 

[Staff Report - 141 36th Ave NW, 940 8th Ave SE, and 726 9th Ave S](#) 

Motion to approve the appeal of the rental property at 940 8th Ave SE to waive registration certificate late fees of \$130.

MOVER: Ryan Jongeling
SECONDER: Tom Jahns
AYES: Ryan Jongeling, Robert Haeussinger, Wade Goodenberger, Tom Jahns
ABSENT: Jake Johnson
RESULT: **APPROVED [UNANIMOUS]**

5.C) 726 9th Ave SE Appeal

Official Act: Denying appeal of the rental property at 726 9th Ave S to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

[Cover Page](#) 

[Staff Report - 141 36th Ave NW, 940 8th Ave SE, and 726 9th Ave S](#) 

Motion to deny appeal of the rental property at 726 9th Ave S to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

MOVER: Ryan Jongeling
SECONDER: Wade Goodenberger
AYES: Ryan Jongeling, Robert Haeussinger, Wade Goodenberger, Tom Jahns
ABSENT: Jake Johnson
RESULT: **APPROVED [UNANIMOUS]**

6) ***Public Hearings***

7) ***Other Business***

8) ***Adjournment***

Motion to Adjourn

MOVER: Wade Goodenberger

SECONDER: Ryan Jongeling

AYES: Ryan Jongeling, Robert Haeussinger, Wade Goodenberger, Tom Jahns

ABSENT: Jake Johnson

RESULT: **APPROVED [UNANIMOUS]**



REQUEST FOR ACTION

Brian Rossow Appeal - 704 3 Ave SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 704 3 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 704 3 Ave SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection. n 90 days after the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

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The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services





City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date

Petitioner's signature



| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.nm.gov/home/showpublisheddocument/32804 (1) (1 more) |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | <p>In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.</p> <p>Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo</p> |
| A | In compliance. |
| B | Shower heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rbirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RO-12144**

New Usage Change of Ownership Change of Property Manager Owner Occupies One Unit

Rental Property Address: 2117 33rd St NW
 Number Street Suite/Unit No.

Applicant is: Owner Manager Operator or Agent

Type of Building: Single Family Dwelling Two Family Dwelling
 Apartment Building Number of Units
 Condominium Unit Number of other units owned at this same complex
 Rooming Units Number of Units
 Address(es) of:

Owner(s) Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315
 Name: Rossow Jason M Date of Birth: 18/03/1982
 Owner COO Last First MI ds/mm/yyyy
 Address: 308 3rd Ave SE Pine Island MN 55903
 Street (do not put PO box or apartment) City State Zip
 Phone: Email:
 Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area.
 (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e).

Manager Business Name: Brian Rossow INC
 Name: Rossow Brian G
 Owner COO Last First MI
 Address: 935 Elton Hills Ct Rochester MN 55901
 Street (do not put PO box or apartment) City State Zip
 Phone: 507-358-5854 Email: BrianRossow@msn.com

Fees Due: Housing \$ (\$90 per bldg; \$30 per unit) Zoning Approval
 Zoning \$ (one-time initial fee) Zoning District
 Transfer Fee \$ 2000 Certificate No.
 Late Fee \$ Approved by
 Total \$ 2000 Comments

I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property.

Signature of Owner: *Tyler G. Rossow* Date: 12/15/2020
 Signature of Property Manager: _____ Date: _____

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, JASON M
308 3 AVE SE
PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

341 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

341 27 ST NE
 Rental License No. R06-0476H
 Renewal Fees 260.00
 Expiration Date 11/01/2022
 Building Type MULTI-FAMILY
 Number of approved units 4



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
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Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Taryn Edens
Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

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THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

401 27 ST NE
 Rental License No. R06-1286H
 Renewal Fees 260.00
 Expiration Date 11/01/2022
 Building Type MULTI-FAMILY
 Number of approved units 4



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

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Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

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 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

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Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
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 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Taryn Edens
 Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
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 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

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THIS IS YOUR ONLY NOTICE

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Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
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PHONE (507) 328-2600
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www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

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Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

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Taryn Edens
Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 1807 36 St NW

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 1807 36 St NW refund late compliance fees of \$225 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 1807 36 St NW has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees, respectively. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services





City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date


Petitioner's signature



| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochestermn.gov/home/showpublisheddocument/32804 (1) (1 more) |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | <p>In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.</p> <p>Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo</p> |
| A | In compliance. |
| B | Shower heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R09-0088H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/13/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1843 17 ST NW |
| OWNER | ROSSOW, GENE G |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 05/01/2023 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester
Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rdirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RD-12144**

New Usage Change of Ownership Change of Property Manager Owner Occupies One Unit

Rental Property Address: 2117 33rd St NW
 Number Street Suite/Unit No.

Applicant is: Owner Manager Operator or Agent

Type of Building: Single Family Dwelling Two Family Dwelling
 Apartment Building Number of Units
 Condominium Unit Number of other units owned at this same complex
 Rooming Units Number of Units
 Address(es) of: _____

Owner(s) Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315
 Name: Rossow Jason M Date of Birth: 18/03/1982
 Owner COO Last First MI ds/mm/yyyy
 Address: 308 3rd Ave SE Pine Island MN 55903
 Street (do not print service representation) City State Zip
 Phone: _____ Email: _____
 Primary Contact

Manager Business Name: Brian Rossow INC
 Name: Rossow Brian G
 Owner COO Last First MI
 Address: 935 Elton Hills Ct Rochester MN 55901
 Street (do not print service representation) City State Zip
 Phone: 507-358-5854 Email: BrianRossow@msn.com

Fees Due: Housing \$ (\$90 per bldg; \$30 per unit) Zoning Approval
 Zoning \$ (one-time initial fee) Zoning District
 Transfer Fee \$ 2000 Certificate No.
 Late Fee \$ Approved by
 Total \$ 2000 Comments

I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property.

Signature of Owner: *Tyler Rossow* Date: 12/15/2020
 Signature of Property Manager: _____ Date: _____

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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- 61-90 days past due: \$50

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|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

341 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

341 27 ST NE
 Rental License No. R06-0476H
 Renewal Fees 260.00
 Expiration Date 11/01/2022
 Building Type MULTI-FAMILY
 Number of approved units 4



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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- 31-60 days past due: \$50
- 61-90 days past due: \$50

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Taryn Edens
 Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

401 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 1843 17 St NW

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Approving the appeal of the rental property at 1807 36 St NW to waive late compliance fees of \$100 assessed for failure to bring the rental property into compliance within 91 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 1843 17 St NW has appealed the Manager of Housing and Neighborhood Services assessment of a late compliance fee. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals approve the appeal due to the following: Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date


Petitioner's signature

| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| | | | | | |
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|---------------------|-----|-------------------------|-----|-----|--------|

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| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| | | | | | |
|-------------|-----|-------------|-----|-----|--------|
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|-------------|-----|-------------|-----|-----|--------|

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.mn.gov/home/showpublisheddocument/32804 (1) (1 more) |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

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|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

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|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

All ▾
Search Failure Messages
All ▾
All ▾
SEARCH

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

All ▾
Search Failure Messages
All ▾
All ▾
SEARCH

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | <p>In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.</p> <p>Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo</p> |
| A | In compliance. |
| B | Showers heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment



| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester
Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rdirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RD-12144**

New Usage Change of Ownership Change of Property Manager Owner Occupies One Unit

Rental Property Address: 2117 33rd St NW
 Number Street Suite/Unit No.

Applicant is: Owner Manager Operator or Agent

Type of Building: Single Family Dwelling Two Family Dwelling
 Apartment Building Number of Units
 Condominium Unit Number of other units owned at this same complex
 Rooming Units Number of Units
 Address(es) of:

Owner(s) Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315
 Name: Rossow Jason M Date of Birth: 18/03/1982
 Owner COO Last First MI ds/mm/yyyy
 Address: 308 3rd Ave SE Pine Island MN 55903
 Street (do not print service representation) City State Zip
 Phone: Email:
 Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area.
 (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e).

Manager Business Name: Brian Rossow INC
 Name: Rossow Brian G
 Owner COO Last First MI
 Address: 935 Elton Hills Ct Rochester MN 55901
 Street (do not print service representation) City State Zip
 Phone: 507-358-5854 Email: BrianRossow@msn.com

Fees Due: Housing \$ (\$90 per bldg; \$30 per unit) Zoning Approval
 Zoning \$ (one-time initial fee) Zoning District
 Transfer Fee \$ 2000 Certificate No.
 Late Fee \$ Approved by
 Total \$ 2000 Comments

I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property.

Signature of Owner: *Tyler G. Rossow* Date: 12/15/2020
 Signature of Property Manager: _____ Date: _____

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

341 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

341 27 ST NE
 Rental License No. R06-0476H
 Renewal Fees 260.00
 Expiration Date 11/01/2022
 Building Type MULTI-FAMILY
 Number of approved units 4



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

401 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, GENE
ROSSOW BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1286H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 401 27 ST NE |
| OWNER | ROSSOW, GENE |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 401 27 ST NE | |
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Taryn Edens
Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
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REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

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- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 2114 Valleyhigh Dr NW, Unit B108

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 2114 Valleyhigh Dr NW, Unit B108 to waive late compliance fees of \$100 assessed for failure to bring the rental property into compliance within 91 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 2114 Valleyhigh Dr NW, Unit B108, has appealed the Manager of Housing and Neighborhood Services' assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

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The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date


Petitioner's signature

| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.nh.gov/home/showpublisheddocument/32804 (1) (1 more) |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="button" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="button" value="All"/> | <input type="button" value="All"/> | <input type="button" value="SEARCH"/> |
|--|------------------------------------|--|------------------------------------|------------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="button" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="button" value="All"/> | <input type="button" value="All"/> | <input type="button" value="SEARCH"/> |
|--|------------------------------------|--|------------------------------------|------------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |
| Total Paid: | | \$186.00 |

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection. Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo |
| A | In compliance. |
| B | Showar heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|----------------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |
| Total Paid: | | \$74.50 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester
Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rdirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RD-12144**

New Usage Change of Ownership Change of Property Manager Owner Occupies One Unit

Rental Property Address: 2117 33rd St NW
 Number Street Suite/Unit No.

Applicant is: Owner Manager Operator or Agent

Type of Building: Single Family Dwelling Two Family Dwelling
 Apartment Building Number of Units
 Condominium Unit Number of other units owned at this same complex
 Rooming Units Number of Units
 Address(es) of:

Owner(s) Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315
 Name: Rossow Jason M Date of Birth: 18/03/1982
 Owner COO Last First MI ds/mm/yyyy
 Address: 308 3rd Ave SE Pine Island MN 55903
 Street (do not print service representation) City State Zip
 Phone: Email:
 Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area.
 (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e).

Manager Business Name: Brian Rossow INC
 Name: Rossow Brian G
 Owner COO Last First MI
 Address: 935 Elton Hills Ct Rochester MN 55901
 Street (do not print service representation) City State Zip
 Phone: 507-358-5854 Email: BrianRossow@msn.com

Fees Due: Housing \$ (\$90 per bldg; \$30 per unit) Zoning Approval
 Zoning \$ (one-time initial fee) Zoning District
 Transfer Fee \$ 2000 Certificate No.
 Late Fee \$ Approved by
 Total \$ 2000 Comments

I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property.
 I understand that either the owner or manager of record only may escort the inspectors on the property.

Signature of Owner: *Tyler Rossow* Date: 12/15/2020
 Signature of Property Manager: _____ Date: _____

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, JASON M
308 3 AVE SE
PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

341 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

DEGROOD, MIKE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0476H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 341 27 ST NE |
| OWNER | DEGROOD, MIKE |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment



Rental Property Address

| | |
|--------------------------|--------------|
| 341 27 ST NE | |
| Rental License No. | R06-0476H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

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Taryn Edens
 Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 401 27 ST NE | |
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

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Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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THIS IS YOUR ONLY NOTICE

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Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Taryn Edens
 Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

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Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
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Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 2117 33 St NW

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 2117 33 St NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 2117 33 St NW has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services





City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date

Petitioner's signature



| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochestermn.gov/home/showpublisheddocument/32804 (1) (1 more) |

Summary

| | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

Summary

| | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

All ▾

All ▾
All ▾
SEARCH

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

All ▾

All ▾
All ▾
SEARCH

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection. Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo |
| A | In compliance. |
| B | Showder heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

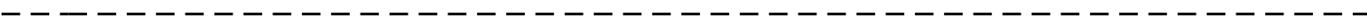
REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment



| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|----------------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |
| Total Paid: | | \$74.50 |



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE G
 631 CARNOUSTE PL SE
 PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

PAGAYOYA, JOSEPH W
 650 PINE CT NE
 PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, JASON M
308 3 AVE SE
PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

341 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

DEGROOD, MIKE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0476H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 341 27 ST NE |
| OWNER | DEGROOD, MIKE |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment



Rental Property Address

| | |
|--------------------------|--------------|
| 341 27 ST NE | |
| Rental License No. | R06-0476H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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- 31-60 days past due: \$50
- 61-90 days past due: \$50

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

401 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

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- 1-30 days past due: \$30
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Taryn Edens
Manager of Housing and Neighborhood Services

409 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0685H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 409 27 ST NE |
| OWNER | ROSSOW, BRIAN G |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens
Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
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ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
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www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

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Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

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Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 341 27 St NE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 341 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 341 27 St NE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date


Petitioner's signature

| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.nh.gov/home/showpublisheddocument/32804 (1) (1 more) |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

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|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

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|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

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|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | <p>In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.</p> <p>Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo</p> |
| A | In compliance. |
| B | Show shower heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

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REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester
Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rdirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RD-12144**

New Usage Change of Ownership Change of Property Manager Owner Occupies One Unit

Rental Property Address: 2117 33rd St NW
 Number Street Suite/Unit No.

Applicant is: Owner Manager Operator or Agent

Type of Building: Single Family Dwelling Two Family Dwelling
 Apartment Building Number of Units
 Condominium Unit Number of other units owned at this same complex
 Rooming Units Number of Units
 Address(es) of:

Owner(s) Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315
 Name: Rossow Jason M Date of Birth: 18/03/1982
 Owner COO Last First MI ds/mm/yyyy
 Address: 308 3rd Ave SE Pine Island MN 55903
 Street (do not put PO box or apartment) City State Zip
 Phone: Email:
 Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area.
 (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e)

Manager Business Name: Brian Rossow INC
 Name: Rossow Brian G
 Owner COO Last First MI
 Address: 935 Elton Hills Ct Rochester MN 55901
 Street (do not put PO box or apartment) City State Zip
 Phone: 507-358-5854 Email: BrianRossow@msn.com

Fees Due: Housing \$ (\$90 per bldg; \$30 per unit) Zoning Approval
 Zoning \$ (one-time initial fee) Zoning District
 Transfer Fee \$ 2000 Certificate No.
 Late Fee \$ Approved by
 Total \$ 2000 Comments

I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property.

Signature of Owner: *Tyler G Rossow* Date: 12/15/2020
 Signature of Property Manager: _____ Date: _____

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

341 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

DEGROOD, MIKE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0476H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 341 27 ST NE |
| OWNER | DEGROOD, MIKE |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment



Rental Property Address

| | |
|--------------------------|--------------|
| 341 27 ST NE | |
| Rental License No. | R06-0476H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

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Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

401 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0798H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/22/2021** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 405 27 ST NE |
| OWNER | ROSSOW, BRIAN G |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 401 27 St NE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 401 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 401 27 St NE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

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The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date


Petitioner's signature

| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-returned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| | | | | | |
|---------------------|-----|-------------------------|-----|-----|--------|
| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|---------------------|-----|-------------------------|-----|-----|--------|

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| | | | | | |
|-------------|-----|-------------|-----|-----|--------|
| brianrossow | All | Search Fail | All | All | SEARCH |
|-------------|-----|-------------|-----|-----|--------|

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.nm.gov/home/showpublisheddocument/32804 (1) (1 more) |

Summary

| | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

Summary

| | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

All ▾

All ▾
All ▾
SEARCH

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

All ▾

All ▾
All ▾
SEARCH

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | <p>In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.</p> <p>Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo</p> |
| A | In compliance. |
| B | Shower heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

PAGAYOYA, JOSEPH W
ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R17-0039H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|--------------------------------------|
| ADDRESS | 2114 VALLEYHIGH DR NW, # B108 |
| OWNER | PAGAYOYA, JOSEPH W |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 03/01/2023 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rbirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RO-12144**

| | | | | | | | | | | | | | | | | | |
|---|----|--------------------------------|---|--------------------------------|---|--------|----|------------------------|--------------|----|------|----------|----|--|--------------|----|------|
| <input type="checkbox"/> New Usage <input checked="" type="checkbox"/> Change of Ownership <input type="checkbox"/> Change of Property Manager <input type="checkbox"/> Owner Occupies One Unit | | | | | | | | | | | | | | | | | |
| Rental Property Address: 2117 33rd St NW Suite/Unit No. | | | | | | | | | | | | | | | | | |
| Applicant is: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Manager <input type="checkbox"/> Operator or Agent | | | | | | | | | | | | | | | | | |
| Type of Building: <input type="checkbox"/> Single Family Dwelling <input checked="" type="checkbox"/> Two Family Dwelling <input type="checkbox"/> Apartment Building <input type="checkbox"/> Condominium Unit <input type="checkbox"/> Rooming Units <input type="checkbox"/> Number of Units <input type="checkbox"/> Number of other units owned at this same complex | | | | | | | | | | | | | | | | | |
| Address(es) of: | | | | | | | | | | | | | | | | | |
| Owner(s) <input checked="" type="checkbox"/> Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315 | | | | | | | | | | | | | | | | | |
| Name: Rossow Jason M Date of Birth: 18/03/1982 <small>Owner/COO Last First MI dd/mm/yyyy</small> | | | | | | | | | | | | | | | | | |
| Address: 308 3rd Ave SE Pine Island MN 55903 <small>Street (do not put PO box or apartment) City State Zip</small> | | | | | | | | | | | | | | | | | |
| Phone: Email: | | | | | | | | | | | | | | | | | |
| Manager <input checked="" type="checkbox"/> <i>Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area. (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e).</i> | | | | | | | | | | | | | | | | | |
| Business Name: Brian Rossow INC | | | | | | | | | | | | | | | | | |
| Name: Rossow Brian G <small>Owner/COO Last First MI</small> | | | | | | | | | | | | | | | | | |
| Address: 935 Elton Hills Ct Rochester MN 55901 <small>Street (do not put PO box or apartment) City State Zip</small> | | | | | | | | | | | | | | | | | |
| Phone: 507-358-5854 Email: BrianRossow@msn.com | | | | | | | | | | | | | | | | | |
| Fees Due <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Housing</td> <td>\$</td> <td>(\$90 per bldg; \$30 per unit)</td> <td rowspan="5" style="vertical-align: top;"> Zoning Approval Zoning District Certificate No. Approved by Comments </td> </tr> <tr> <td>Zoning</td> <td>\$</td> <td>(one-time initial fee)</td> </tr> <tr> <td>Transfer Fee</td> <td>\$</td> <td>2000</td> </tr> <tr> <td>Late Fee</td> <td>\$</td> <td></td> </tr> <tr> <td>Total</td> <td>\$</td> <td>2000</td> </tr> </table> | | Housing | \$ | (\$90 per bldg; \$30 per unit) | Zoning Approval Zoning District Certificate No. Approved by Comments | Zoning | \$ | (one-time initial fee) | Transfer Fee | \$ | 2000 | Late Fee | \$ | | Total | \$ | 2000 |
| Housing | \$ | (\$90 per bldg; \$30 per unit) | Zoning Approval Zoning District Certificate No. Approved by Comments | | | | | | | | | | | | | | |
| Zoning | \$ | (one-time initial fee) | | | | | | | | | | | | | | | |
| Transfer Fee | \$ | 2000 | | | | | | | | | | | | | | | |
| Late Fee | \$ | | | | | | | | | | | | | | | | |
| Total | \$ | 2000 | | | | | | | | | | | | | | | |
| I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property. | | | | | | | | | | | | | | | | | |
| Signature of Owner: <i>Tyler G. Rossow</i> Date: 12/15/2020 | | | | | | | | | | | | | | | | | |
| Signature of Property Manager: Date: | | | | | | | | | | | | | | | | | |

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, JASON M
308 3 AVE SE
PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

341 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment



Rental Property Address

| | |
|--------------------------|--------------|
| 341 27 ST NE | |
| Rental License No. | R06-0476H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

401 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0798H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/22/2021** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 405 27 ST NE |
| OWNER | ROSSOW, BRIAN G |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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- 31-60 days past due: \$50
- 61-90 days past due: \$50

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Taryn Edens
 Manager of Housing and Neighborhood Services

409 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0685H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 409 27 ST NE |
| OWNER | ROSSOW, BRIAN G |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens
Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

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- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 405 27 St NE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 405 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 405 27 St NE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services





City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date

Petitioner's signature



| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-retuned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.nm.gov/home/showpublisheddocument/32804 (1) (1 more) |

Summary

| | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

Summary

| | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
|-----------------------|-----------------|-----------------|-------------|--------------|---------------|
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-3155H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2023 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens
Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | <p>In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.</p> <p>Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo</p> |
| A | In compliance. |
| B | Shower heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R09-0088H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/13/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1843 17 ST NW |
| OWNER | ROSSOW, GENE G |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 05/01/2023 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE G
 631 CARNOUSTE PL SE
 PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester
Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rdirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RD-12144**

| | | | | | | | | | | | | | | | | | | | | | |
|---|-----------|--------------------------------|------------------------|--------------------------------|------------------------|--------|----|------------------------|-----------------|--------------|----|-------------|-----------------|----------|----|--|-------------|--------------|-----------|-------------|----------|
| <input type="checkbox"/> New Usage <input checked="" type="checkbox"/> Change of Ownership <input type="checkbox"/> Change of Property Manager <input type="checkbox"/> Owner Occupies One Unit | | | | | | | | | | | | | | | | | | | | | |
| Rental Property Address: 2117 33rd St NW Suite/Unit No. | | | | | | | | | | | | | | | | | | | | | |
| Applicant is: <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Manager <input type="checkbox"/> Operator or Agent | | | | | | | | | | | | | | | | | | | | | |
| Type of Building <input type="checkbox"/> Single Family Dwelling <input checked="" type="checkbox"/> Two Family Dwelling <input type="checkbox"/> Apartment Building <input type="checkbox"/> Number of Units <input type="checkbox"/> Condominium Unit <input type="checkbox"/> Number of other units owned at this same complex Address(es) of: _____ <input type="checkbox"/> Rooming Units <input type="checkbox"/> Number of Units | | | | | | | | | | | | | | | | | | | | | |
| Owner(s) <input checked="" type="checkbox"/> Business Name: JM Rossow Properties Driver's Lic. #: A681-001-885-315 Name: Rossow Jason M Date of Birth: 18/03/1982 <small>Owner/COO Last First MI dd/mm/yyyy</small> Address: 308 3rd Ave SE Pine Island MN 55903 <small>Street (do not put PO box or PO address) City State Zip</small> Phone: _____ Email: _____ <small>Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area. (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e).</small> | | | | | | | | | | | | | | | | | | | | | |
| Manager <input checked="" type="checkbox"/> Business Name: Brian Rossow INC Name: Rossow Brian G <small>Owner/COO Last First MI</small> Address: 935 Elton Hills Ct Rochester MN 55901 <small>Street (do not put PO box or PO address) City State Zip</small> Phone: 507-358-5854 Email: BrianRossow@msn.com | | | | | | | | | | | | | | | | | | | | | |
| Fees Due <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Housing</td> <td style="width: 10%;">\$</td> <td style="width: 30%;">(\$90 per bldg; \$30 per unit)</td> <td style="width: 30%;">Zoning Approval</td> </tr> <tr> <td>Zoning</td> <td>\$</td> <td>(one-time initial fee)</td> <td>Zoning District</td> </tr> <tr> <td>Transfer Fee</td> <td>\$</td> <td>2000</td> <td>Certificate No.</td> </tr> <tr> <td>Late Fee</td> <td>\$</td> <td></td> <td>Approved by</td> </tr> <tr> <td>Total</td> <td>\$</td> <td>2000</td> <td>Comments</td> </tr> </table> | | Housing | \$ | (\$90 per bldg; \$30 per unit) | Zoning Approval | Zoning | \$ | (one-time initial fee) | Zoning District | Transfer Fee | \$ | 2000 | Certificate No. | Late Fee | \$ | | Approved by | Total | \$ | 2000 | Comments |
| Housing | \$ | (\$90 per bldg; \$30 per unit) | Zoning Approval | | | | | | | | | | | | | | | | | | |
| Zoning | \$ | (one-time initial fee) | Zoning District | | | | | | | | | | | | | | | | | | |
| Transfer Fee | \$ | 2000 | Certificate No. | | | | | | | | | | | | | | | | | | |
| Late Fee | \$ | | Approved by | | | | | | | | | | | | | | | | | | |
| Total | \$ | 2000 | Comments | | | | | | | | | | | | | | | | | | |
| I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property. | | | | | | | | | | | | | | | | | | | | | |
| Signature of Owner: <i>Tyler Rossow</i> Date: 12/15/2020 | | | | | | | | | | | | | | | | | | | | | |
| Signature of Property Manager: _____ Date: _____ | | | | | | | | | | | | | | | | | | | | | |

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

341 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

DEGROOD, MIKE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0476H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 341 27 ST NE |
| OWNER | DEGROOD, MIKE |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment



Rental Property Address

| | |
|--------------------------|--------------|
| 341 27 ST NE | |
| Rental License No. | R06-0476H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 401 27 ST NE | |
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Payment Due and Inspection needs to be scheduled

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| 151-180 days | \$150 | \$500 | \$750 |
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Taryn Edens
Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Brian Rossow Appeal - 409 27 St NE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 409 27 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 409 27 St NE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant states they did not receive proper communication of the penalty fees due, though our records show proper notice was had, and additional tools exist for rental managers and owners to review the status of their rental properties.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff report - Rossow properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Brian Rossow Appeal:

- 704 3rd Ave SE - Duplex
- 1807 36th St NW - Fourplex
- 1843 17th St NW – Single-Family Dwelling
- 2114 Valleyhigh Dr NW – Condo unit
- 2117 33rd St NW / 3302 22nd Ave NW - Duplex
- 341 27th St NE - Fourplex
- 401 27th ST NE - Fourplex
- 405 27th St NE - Fourplex
- 409 27th ST NE - Fourplex

The manager of the rental properties listed above has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | <i>1-4 units</i> | <i>5-12 units</i> | <i>12+ units</i> |
|-------------------------|---|-------------------|------------------|
| <i>91-120 days</i> | <i>\$100</i> | <i>\$150</i> | <i>\$250</i> |
| <i>121-150 days</i> | <i>\$125</i> | <i>\$250</i> | <i>\$500</i> |
| <i>151-180 days</i> | <i>\$150</i> | <i>\$500</i> | <i>\$750</i> |
| <i>181 days or more</i> | <i>Referred to City attorney for legal action</i> | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

Sec. 7-3-6 (3) – Fees.

(3) If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

1-30 days past due: \$30

31-60 days past due: \$50

61-90 days past due: \$50

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. We depend on the email addresses provided to our team for reaching out to rental contacts, and the one we had on file was brianrossow@msn.com. Our records indicate all emails regarding the housing code update were successfully delivered to this address:

1. 1/7/22 – email not opened
2. 1/12/22 – email opened nine times and links clicked on twice
3. 8/31/22 - email not opened
4. 10/21/22 – email opened three times
5. 12/29/22 - email not opened
6. 8/21/23 – email not opened
7. 9/15/23 – email not opened

704 3rd Ave SE

The rental certificate for 704 3rd Ave SE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections:

- August 31, 2023
- September 22, 2023

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1807 36 St NW

The rental certificate for 1807 36th St NW has an active rental certificate which expires on January 1, 2025. Previously, the rental certificate expired on January 1, 2023. The last certificate was mailed on September 26, 2023 and previously on May 24, 2021. The last biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on October 5, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on October 25, 2022. No routine inspection was scheduled.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 151 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property on May and June 2023, \$225 in penalty fees were assessed. Late compliance fees were paid on July 3, 2023 and a routine inspection was scheduled for August 10, 2023. Because of this, an additional \$150 penalty fee was not assessed as action was taken before the certificate was non-compliant beyond 151 days. The routine inspection resulted in three minor violations which could be corrected via photo submission. Photos were submitted, reviewed and deemed approved on September 26, 2023 when the rental certificate was issued indicating compliance.

At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$225.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is 7 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1843 17 St NW

The rental certificate for 1843 17th St NW expired on May 1, 2023. The certificate was mailed on April 13, 2022. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on February 10, 2023 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid in March 6, 2023. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 7, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on September 27, 2023 totaling \$100 in penalty fees due.

The request was approved due to the following:

- Since the appellant has been in contact with us since July on these fees, and this fee was assessed in September, I have waived the fee.

Recommendation

Bypass appeal, as request has been granted.



2114 Valleyhigh Dr NW, Unit # B108

The rental certificate for 2114 Valleyhigh Dr NW, Unit # B108 expired in March 1, 2023. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on December 5, 2022, as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on December 30, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on September 26, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, one late compliance fee of \$100 as indicated in the table above were assessed to the above referenced property on July 5, 2023 totaling \$100 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is five months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

2117 33 St NW

The rental certificate for 2117 33 St NW expired on June 1, 2021. The certificate was mailed on November 7, 2019. A change of ownership was submitted on January 5, 2021 in which ownership was transferred from Bryce Bushman to JM Rossow Properties, though ownership changed on November 26, 2020 per property records. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine inspection.



Renewal fees were paid in March 29, 2021. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on June 3, 2023, August 18, 2023, and September 21, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is over 24 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

341 27 St NE

The rental certificate for 341 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.



A Late compliance notice was mailed to the owner on August 29, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

401 27 St NE

The rental certificate for 401 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91



days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

405 27 St NE

The rental certificate for 405 27 St NE expired on November 1, 2022. The certificate was mailed on September 22, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

409 27 St NE

The rental certificate for 409 27 St NE expired on November 1, 2022. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, Brian Rossow, on August 2, 2022 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2022. No routine inspection was scheduled.

The appellant contacted our team to request the late compliance fees be waived beginning in July, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

A Late compliance notice was mailed to the owner on August 31, 2023 and September 22, 2023 due to the expired nature of the rental property. These notices reflected the code language around late compliance fees and direction to contact our department to resolve outstanding fees and corrections.

Late Compliance fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to renew the rental certificate, by resulting in a compliant routine inspection within 91 days of the rental certificate expiration date, all three late compliance fees as indicated in the table above were assessed to the above referenced property in March, April, and May of 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- An inspection was not scheduled before the rental certificate expiration date.



- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The concerns expressed by the owner are valid, but added communication alone is not reason to consider an appeal to penalty fees assessed when a rental property is about 12 months expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services





City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination (Chapter 1-4 of the Rochester Code of Ordinances). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Brian Rossow

Address of Affected Property: 704 3rd Ave SE

Date of Notice or Order: none given

Petitioner's Mailing Address: 935 Elton Hills Ct. Rochester, MN 55901

Petitioner's Phone Number: 507-358-5654

Petitioner's Email Address: Brian@pbotmn.com

Preferred Meeting Date(s): unkown

Statement of the Grounds for the Appeal (additional sheets may be added): Appealing fines that occurred due to lack of Community Development communication

9/22/2023
Date

Petitioner's signature



| Renewal Status | Expiration Date | Balance Due \$ | Num ber | Street Name | Type | Dir | Unit # | Owner Name | Description | Contact Organization | Fee Notes |
|----------------|-----------------|----------------|---------|-------------|------|-----|--------|--------------------|------------------|----------------------|---|
| Expired | 11/1/2022 | 375 | 704 | 3 AVE | | SE | | ROSSOW, BRIAN | DUPLEX | | Fees assessed March, April, then May 2023 |
| Active | 1/1/2025 | 0 | 1807 | 36 ST | | NW | | ROSSOW, BRIAN G. | 4 UNITS | | Requesting \$225 refund. \$100 assessed on 5/2/23 and \$125 assessed on 6/6/23, as expired January 1, 2023. |
| Expired | 5/1/2023 | 100 | 1843 | 17 ST | | NW | | ROSSOW, GENE G | SFD | ROSSOW, BRIAN | \$100 assessed on 9/27/23. Expired 5/1/23. |
| Expired | 3/1/2023 | 100 | 2114 | VALLE YHIGH | | DR | B108 | PAGAYOYA, JOSEPH W | CONDO, UNIT B108 | ROSSOW, BRIAN G | \$100 assessed on 7/5/23. Expired 3/1/23 |
| Expired | 6/1/2021 | 468 | 2117 | 33 ST | | NW | | ROSSOW, JASON M | DUPLEX | ROSSOW, BRIAN | Fees assessed on March 15, 2023. |
| Expired | 11/1/2022 | 375 | 341 | 27 ST | | NE | | DEGROOD, MIKE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 401 | 27 ST | | NE | | ROSSOW, GENE | 4 UNITS | ROSSOW, BRIAN | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 405 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |
| Expired | 11/1/2022 | 375 | 409 | 27 ST | | NE | | ROSSOW, BRIAN G | 4 UNITS | | Fees assessed March, April, then May 2023 |

To Whom It May Concern:

I am writing to formally appeal the fines that have been assessed by the City of Rochester, Minnesota. I believe these fines are unjust and not in alignment with the circumstances surrounding the alleged violations.

In 1997 I first purchased rental property in Rochester, Minnesota, and I Have diligently maintained my properties ever since. Over the years I have faced challenges with they city's Building and Safety Department, currently known as Community Development, and it is this difficulty that has resulted in the fines I am currently contesting.

In the late 1990's rental permit renewal was snail mailed to my home address. I would call to schedule an inspection the next morning and then later that day, or the next I would mail out a check to pay for the permit.

After a few years of operating this way, the City told me I needed to pay the permit before scheduling the inspection as they had to many landlords who were not sending in payments. I was then mailing the check the day after I received the notice, and calling a week later to schedule the inspection.

Around 2010 I forgot to call to schedule an inspection after a payment was made. When the renewal was due two years later, I was notified about the missed inspection. There was no fine, inspection was done for the expiring two-year-old permit, and a new inspection was done a week or two later for the latest renewal.

From around 2010 through 2018 when I would receive a renewal notice, I would drive to the building and safety office, pay my fees and schedule the inspection. I have 16 apartments all next to each other, and it would take 45-60 minutes with the city employee to schedule the inspections and accept my payment.

During one trip to pay and schedule my inspections two past employees told me I could no longer schedule my inspections at the front counter. They explained that they didn't have time to work with me as they were also working with contractors and my needs took too long. I was told to call or e-mail to schedule inspections. E-mailing didn't work as I would e-mail the city employee 3-5 times before getting a response. Calling was also a problem as I frequently left voice mails and wasn't getting return phone calls.

Eventually I had a re-inspection late due to zero response from my e-mails or voice mails. I went down to the department, waited in line for 30+ minutes before I was able to talk to an employee at the counter. Again I was told that I had too many units, and she didn't have time to schedule my inspections. I asked what I was supposed to do as my phone calls, and e-mails had been un-returned for the previous 3 weeks. At that time a lead of this department brought me back to their office and scheduled everything in a matter of minutes. I then had a discussion with this lead person, and the two front counter employees, where they instructed me to send in my rental permit payment, and when they had time to schedule my inspections, while at their desk and not the front counter, they would contact me to schedule the inspections. I was then sending in payments, and getting an e-mail to schedule the inspection days later. Occasionally they would take longer than a week after a check had cleared to contact me, but I was assured that everything was fine. I was told they were just busy and I was in good standing as long as my payments had been made.

I continued to mail in payments but starting around the fall of 2022 I stopped receiving an e-mail or phone call to schedule my routine inspection. Another landlord I network with told me that he stopped into community development to talk to someone about similar rental inspection issues and was informed he had \$5,000 of fines. His fines were instantly waived and they scheduled an inspection for him. He suggested that if I was having similar issues, I should stop in. I stopped at the new office a few days later. I explained that I hadn't received any communication for months and wanted to make sure all my permits were in good standing. It was then that I was told I had over \$2,000 of fines!

Communicating with this department regarding the fines has gone poorly. The day I was there, I was told by an employee that she would be e-mailing me and their superior about my visit to their office and I could request my fines get waived via e-mail. I never received this said e-mail, so two weeks later I reached out to the superior.

I have talked about this departments shortcomings with communications to multiple city employees, city officials, fellow landlords, and have had two attorneys reach out to ask me questions as this is a major problem within the landlord community. I am not alone with the communication downfalls, and this is affecting many landlords. I do hope to be part of the solution.

Through these discussions I've discovered that a rental policy was changed. I was never notified about this change via snail mail. This department made a poor decision to e-mail this information to anyone that had an e-mail within the city system, and not send out snail mail. I have not received this e-mail communication. I was made aware of another mass e-mail that was sent out in August to landlords about this change. Again I did not receive this e-mail. After talking with this department they were able to verify that the e-mail was sent, but they also know this e-mail had not been opened. While I'm able to get e-mails from individual employees, and a-mails confirming inspections, I am not getting mass e-mail and neither myself or the city know why or how to correct this. The city also never reached out to verify the e-mail they had on file was still being used, or ask how landlords would want to receive communication.

City policy currently is to snail mail a notice to a landlord informing them that a permit is non compliant and has 3 months to get my inspections completed before a fine would be issued. This letter was never mailed to me. After 3 months of not having my inspections done City policy is to send a notice informing the landlord that a fine had been assessed and a need to get the inspections completed. This first fine letter was never sent to me. The following month I would receive another fine, and another letter informing of the new higher fine. The following month I would receive a third fine letter via the mail, and another request to complete the inspection. When I asked why I had not received any of these fine letters, I was told this department was inundated with similar fines and sent out zero notices. I was also told they are know sending out these fine letters.

My fines are a result of a change in this department policy that was never communicated. This department has my phone number, and home address and chose to use either option to communicate. There is no website to for landlords to look into rental fines, and in my situation the only way to find out about said fines was to walk into the department, or call the department.

My fines are a result of the city not sending me a letter to inform me I was non-compliant and had 3 months to become compliant.

My fines are a result of the city not sending me a 1st month fine letter, 2nd month fine letter, or 3rd month fine letter.

My fines are a result of not being mailed the rental changes and inspection expectations.

I also manage properties for local and non local owners. These owners have also received zero communications regarding policy changes, or fine structures. Some of the owners I manage property for pay their own permit fees, and handle their own inspections. To fine owners, who've also received zero communication is unjust.

I am not a "slum lord" within the city of Rochester. I have managed well over 150 different units over the past 20 years and I'm constantly told by inspectors how easy I am to work with and how well kept my properties are. I have helped teach the new landlord class and given advice to new landlords on how to best work with this department. For 10+ years I have received phone calls from other landlords with questions about working with tenants, how to maintain their properties, and how to best work with this department. I am the low income landlord that is constantly getting squeezed. I offer affordable housing that is not income based. I have very little tenant turnover due to how I maintain and manage my buildings. These fines will be paid by my tenants if not waived as I will be passing any fee on as a rent assessment.

I am requesting late fines waived for

704 3rd Ave SE

1843 17th ST NW

2114 Valleyhigh Dr NW

2117 33rd St NW / 3302 22nd Ave NW

3302 22nd Ave NW

341 27th ST NE

401 27th ST NE

405 27th St NE

409 27th St NE

And the \$225 fine that I paid be returned for 1807 36th ST NW.

During my discussions I've been appalled at how this department had been run for years. I fully agree with a lot of the changes and I'm excited to work with this department in the foreseeable future. I believe they are on the right path, but the communication throughout this process has been horrible.

When asked why a letter regarding this change was never snail mailed, I received a response about their e-mail policy, and then told the change was discussed at two city council meetings, in a post bulletin article, notices were sent to the Builders association, Realtor association, and multi housing association. I applaud this department to reaching out to the media and multiple association, but they failed to communicate with the most important party, the landlord.

The only reason any of this was discovered is because I made the effort to make sure I was in compliance. Had I not stopped into the Community Development department back in July, I would have had zero communications about these fines for the majority of my properties.

To fine someone when they were never notified, and to continually fine them multiple months when city policy was not followed feels unjust.

Thank you for sitting on the appeal board, and thank you for your time.

Brian Rossow

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Updates |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/07/2022 03:55 PM CST |
| Total Sent | 2,724 |
| Delivered | 2,553 |
| Shared Views | 0 |

CSV

| brianrossow@msn.com | All | Search Failure Messages | All | All | SEARCH |
|-----------------------|-----------------|-------------------------|-------------|--------------|---------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

PDF

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 01/12/2022 12:50 PM CST |
| Total Sent | 2,718 |
| Delivered | 2,548 |
| Shared Views | 0 |

CSV

| brianrossow | All | Search Fail | All | All | SEARCH |
|-----------------------|-----------------|-----------------|-------------|--------------|---|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 9 | 2 | https://www.rochester.nm.gov/home/showpublisheddocument/32804 (1) (1 more) |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/31/2022 05:20 PM CDT |
| Total Sent | 2,955 |
| Delivered | 2,943 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="button" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="button" value="All"/> | <input type="button" value="All"/> | <input type="button" value="SEARCH"/> |
|--|------------------------------------|--|------------------------------------|------------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | HOUSING CODE UPDATE |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 10/21/2022 12:05 PM CDT |
| Total Sent | 2,985 |
| Delivered | 2,966 |
| Shared Views | 0 |

 CSV

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|--|------------------------------------|--|------------------------------------|------------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 3 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Housing Code Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 12/29/2022 09:20 AM CST |
| Total Sent | 3,062 |
| Delivered | 3,039 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 08/21/2023 03:56 PM CDT |
| Total Sent | 3,341 |
| Delivered | 3,258 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

| Summary | |
|--------------|---|
| Importance | Normal |
| Subject | Rental Housing Update |
| Recipients | Subscribers of Rental Housing Owner Manager Communication |
| Date Sent | 09/15/2023 02:07 PM CDT |
| Total Sent | 3,310 |
| Delivered | 3,235 |
| Shared Views | 0 |

 CSV

| <input type="text" value="brianrossow"/> | <input type="text" value="All"/> | <input type="text" value="Search Failure Messages"/> | <input type="text" value="All"/> | <input type="text" value="All"/> | <input type="button" value="SEARCH"/> |
|--|----------------------------------|--|----------------------------------|----------------------------------|---------------------------------------|
| Destination Address ↑ | Delivery Status | Failure Message | Total Opens | Total Clicks | Click Summary |
| brianrossow@msn.com | Delivered | | 0 | 0 | |

704 3 Ave SE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0626H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

ADDRESS **704 3 AVE SE**
OWNER **ROSSOW, BRIAN**
UNITS APPROVED **2**
CERTIFICATE EXPIRES **11/01/2022**

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens
Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

704 3 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-0626H |
| Renewal Fees | 186.00 |
| Expiration Date | 11/01/2022 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0626H
Permit Application Type: Rental Housing
Site Address: 704 SE 3 AVE, ROCHESTER, MN 55904
Date: 08/26/2022
Receipt Number: 218207
Description of Work: Duplex
Payment Received From: ROSSOW, BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$186.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258521 | 2 Year Building Fee | \$112.00 |
| 258521 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0626H
Rental Property Address: 704 3 AVE SE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1807 36 St
NW



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 5, 2022

ROSSOW, BRIAN G.
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|--------------|
| 1807 36 ST NW | |
| Rental License No. | R06-3155H |
| Renewal Fees | 260.00 |
| Expiration Date | 01/01/2023 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-3155H
Permit Application Type: Rental Housing
Site Address: 1807 NW 36 ST, ROCHESTER, MN 55901
Date: 10/25/2022
Receipt Number: 221373
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002919655 4 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 261996 | 2 Year Building Fee | \$112.00 |
| 261997 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

NOTICE OF VIOLATION

8/15/2023

Property Owner

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Rental Property: 1807 36 ST NW
Date Inspected: 08/10/2023
Certificate Number: R06-3155H
Certificate Expiration: 01/01/2023
Number of Units: 4

In accordance with [Rochester Code of Ordinances section 7-3-8](#), a representative from Community Development's Housing & Neighborhood Services Division inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **9/14/2023** and request an appointment for the required re-inspection by calling (507)328-2600 or emailing rbsrental@rochestermn.gov.

Your inspection result is 4 Year Inspection cycle

| Unit | Correction |
|------|--|
| | In accordance with Rochester Code of Ordinances section 7-3-8, a representative from the Community Development Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by the specified date and complete the form linked below to send photo updates to the inspector. If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection. Administrative Violation - Link to Photo/Video Upload: https://lf.rochestermn.gov/Forms/CDRentalPhotoVideo |
| A | In compliance. |
| B | Showar heads, bidets and other hose bibs or faucets to which hoses are attached and left in place, shall be protected by an approved atmospheric-type vacuum breaker or an approved permanently attached hose connection vacuum breaker. |

| | |
|---|---|
| | Install the proper vacuum breaker on the shower head wand connection hose, as per Rochester Code of Ordinances section 7-6-13. |
| C | The bed is blocking the egress window in the bedroom. Inform the tenant to take appropriate action to move the bed to another location in the room to allow access to the egress window. All sleeping areas must meet egress requirements, as per Rochester Code of Ordinances section 7-8-3. |
| D | In compliance. |

NOTE: If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time, as per [Rochester Code of Ordinances section 7-9-9](#).

| Inspector Name | Title | Phone Number | Email |
|------------------|-------------------|--------------|---------------------------|
| Michael Engstrom | Housing Inspector | 507-328-2629 | mengstrom@rochestermn.gov |



HOUSING REGISTRATION CERTIFICATE R06-3155H

ROSSOW, BRIAN G.
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

This is to certify that the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/26/2023** for the units at:

| | |
|----------------------------|-------------------------|
| ADDRESS | 1807 36 ST NW |
| OWNER | ROSSOW, BRIAN G. |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 01/01/2025 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:

1843 17 St
NW



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE G
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

February 10, 2023

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-3-8 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Smoke detectors are operable
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website (www.rochestermn.gov/rental)
- * If you have sold your rental property please let us know by completing a termination form found on our website (www.rochestermn.gov/rental)

THIS IS YOUR ONLY NOTICE

detach here and return with payment

| | |
|----------------------------------|------------------------|
| Rental Property Address: | 1843 17 ST NW |
| Rental License No.: | R09-0088H |
| Renewal Fees: | 74.50 |
| Expiration Date: | 05/01/2023 |
| Building Type: | SINGLE FAMILY DWELLING |
| Number of approved units: | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R09-0088H
Permit Application Type: Rental Housing
Site Address: 1843 NW 17 ST, ROCHESTER, MN 55901
Date: 03/06/2023
Receipt Number: 227674
Description of Work: SFD
Payment Received From: BRIAN G ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|---------|
| Check | 004137308 9 | | \$74.50 |

Cashier ID: Keller, Jessica

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 269769 | 1 Year Building Fee | \$56.00 |
| 269769 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$74.50

ROSSOW, GENE G
631 CARNOUSTE PL SE
PINE ISLAND, MN 55963

September 27, 2023

LATE COMPLIANCE NOTICE

Rental License: R09-0088H
Rental Property Address: 1843 17 ST NW
Rental Expiration Date: 05/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2114

Valleyhigh Dr
NW Unit B108



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

PAGAYOYA, JOSEPH W
ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R17-0039H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|--------------------------------------|
| ADDRESS | 2114 VALLEYHIGH DR NW, # B108 |
| OWNER | PAGAYOYA, JOSEPH W |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 03/01/2023 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

December 5, 2022

PAGAYOYA, JOSEPH W
 ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

2114 VALLEYHIGH DR NW, # B108

| | |
|--------------------------|-------------|
| Rental License No. | R17-0039H |
| Renewal Fees | 149.00 |
| Expiration Date | 03/01/2023 |
| Building Type | CONDOMINIUM |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0039H
Permit Application Type: Rental Housing
Site Address: 2114 NW VALLEYHIGH DR B108, ROCHESTER, MN 55901
Date: 12/30/2022
Receipt Number: 224695
Description of Work: Condominium, Unit B108
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------|---------|----------|
| Check | 35273366 | | \$149.00 |

Cashier ID: Heaser, Erin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 266099 | 2 Year Building Fee | \$112.00 |
| 266100 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

PAGAYOYA, JOSEPH W
650 PINE CT NE
PINE ISLAND, MN 55963

September 26, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0039H
Rental Property Address: 2114 VALLEYHIGH DR NW, # B108
Rental Expiration Date: 03/01/2023
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

2117 33 St
NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

BUSHMAN, BRYCE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-1214H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/5/2019** for the units at:

| | |
|----------------------------|---------------------------------------|
| ADDRESS | 2117 33 ST NW / 3302 22 AVE NW |
| OWNER | BUSHMAN, BRYCE |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

BASEMENT ROOM 2117 IS NOT TO BE USED AS A BEDROOM. EGRESS WINDOW DOES NOT MEET EGRESS REQUIREMENTS.

RECEIVED
JAN 05 2021
Building Safety



City of Rochester
Building Safety Department
 4901 West River Parkway NW Ste. 100 Rochester, MN 55901
 Phone: 507-325-2600
 Office Hours: Monday - Friday 8 am - 5 pm
 rdirental@rochestermn.gov
 www.rochestermn.gov/BuildingSafety
 www.rochestermn.gov/CitizenAccess

RENTAL PROPERTY Application

Office Use Only (1/20)
 Cert. No. **RD-12144**

New Usage Change of Ownership Change of Property Manager Owner Occupies One Unit

Rental Property Address: 2117 33rd St NW
 Number Street Suite/Unit No.

Applicant is: Owner Manager Operator or Agent

Type of Building: Single Family Dwelling Two Family Dwelling
 Apartment Building Number of Units
 Condominium Unit Number of other units owned at this same complex
 Rooming Units Number of Units
 Address(es) of:

Owner(s) Business Name: JM Rossow Properties Driver's Lic. # A681-001-885-315
 Name: Rossow Jason M Date of Birth: 18/03/1982
 Owner COO Last First MI ds/mm/yyyy
 Address: 308 3rd Ave SE Pine Island MN 55903
 Street (do not print service representation) City State Zip
 Phone: Email:
 Required if owner resides outside 8 county area. Resident agent must reside within listed 8 county area.
 (Houston, Winona, Fillmore, Olmsted, Goodhue, Dodge, Mower or Wabasha) See RCO Chapter 7-5 Sec 7-5-1(e).

Manager Business Name: Brian Rossow INC
 Name: Rossow Brian G
 Owner COO Last First MI
 Address: 935 Elton Hills Ct Rochester MN 55901
 Street (do not print service representation) City State Zip
 Phone: 507-358-5854 Email: BrianRossow@msn.com

Fees Due: Housing \$ (\$90 per bldg; \$30 per unit) Zoning Approval
 Zoning \$ (one-time initial fee) Zoning District
 Transfer Fee \$ 2000 Certificate No.
 Late Fee \$ Approved by
 Total \$ 2000 Comments

I acknowledge that I have reviewed and understand the provisions of this application. I intend to abide by the provisions of RCO Chapter 7 and I will include references to this Chapter and its Sections in any written lease used in renting the property. I understand that either the owner or manager of record only may escort the inspectors on the property.

Signature of Owner: *Tyler Rossow* Date: 12/15/2020
 Signature of Property Manager: _____ Date: _____

PARID: 742223020597

Situs: 2117 33 ST NW

NBHD 0802-009

ROLL RP

ROSSOW,JASON M

Mail: 308 3 AVE SE

Sales

| Sale Date | Sale Price | Instr. Type | eCRV | Grantor/Seller | Grantee/Buyer |
|------------|------------|-------------|---------|---------------------------------------|---------------------------------------|
| 11/26/2020 | 260,000 | WD | 1193524 | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L | ROSSOW,JASON M & ROSSOW,MELISSA M |
| 07/14/2015 | 143,500 | WD | 378410 | TAYLOR,DANIEL F & TAYLOR,NANCY J | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| 09/12/2013 | 105,000 | WD | | WILLIAMS,DONALD L | TAYLOR,DANIEL F & TAYLOR,NANCY J |
| 12/02/2009 | 0 | OTH | | FLORENCE WILLIAMS ESTATE | DONALD L WILLIAMS |
| 03/01/1981 | 71,200 | WD | | WENDLAND G V | WILLIAMS D L |

Sale Details

1 of 5

| | |
|-----------------------|--------------------------------------|
| Instrument Type: | WARRANTY DEED |
| Grantor/Seller: | BUSHMAN,BRYCE H & BUSHMAN,SHELBY L |
| Grantee/Buyer: | ROSSOW,JASON M & ROSSOW,MELISSA M |
| Instrument/Sale Date: | 11/26/2020 |
| Transfer Date: | 12/15/2020 |
| Recorded Date: | 12/15/2020 |
| Auditor/Accept Date: | 12/15/2020 |
| Improved/Vacant: | I - Improved |
| State Validity Code: | G - Qualified Sale |
| Sale Property Use: | 01 - RESIDENTIAL (LESS THAN 4 UNITS) |
| CRV #: | 206290E |
| eCRV: | 1193524 |
| Document Number: | A1520557 |
| Total Sale Price: | 260,000 |
| # of Pcls: | 1 |
| Adjusted Sale Price: | 260,000 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1214H
Permit Application Type: Rental Housing
Site Address: 2117 NW 33 ST, ROCHESTER, MN 55901
Date: 01/07/2021
Receipt Number: 187210
Description of Work:
Payment Received From: Rossow Inc / Jason Rossow

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|---------|
| Check | 102 | | \$20.00 |

Cashier ID: Ranvek, Vickie

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------|-----------|
| 224065 | Transfer Fee | \$20.00 |

Total Paid: \$20.00



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

June 9, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, JASON M
 308 3 AVE SE
 PINE ISLAND, MN 55963

August 18, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, JASON M
308 3 AVE SE
PINE ISLAND, MN 55963

September 21, 2023

Final Notice of Late Compliance

Rental License: R06-1214H
Rental Property Address: 2117 33 ST NW / 3302 22 AVE NW
Rental Expiration Date: 06/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

341 27 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

DEGROOD, MIKE
ROSSOW, BRIAN
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

Certificate#
R06-0476H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **05/12/2021** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 341 27 ST NE |
| OWNER | DEGROOD, MIKE |
| UNITS APPROVED | 4 |
| CERTIFICATE EXPIRES | 11/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

DEGROOD, MIKE
 ROSSOW, BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

341 27 ST NE
 Rental License No. R06-0476H
 Renewal Fees 260.00
 Expiration Date 11/01/2022
 Building Type MULTI-FAMILY
 Number of approved units 4



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0476H
Permit Application Type: Rental Housing
Site Address: 341 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218203
Description of Work: 4-Plex
Payment Received From: BRIAN ROSSOW

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 3 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258515 | 2 Year Building Fee | \$112.00 |
| 258515 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

DEGROOD, MIKE
21949 BAGLEY AVENUE
FARIBAULT, MN 55021

August 29, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

DEGROOD, MIKE
 21949 BAGLEY AVENUE
 FARIBAULT, MN 55021

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0476H
Rental Property Address: 341 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

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| 151-180 days | \$150 | \$500 | \$750 |
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Taryn Edens
 Manager of Housing and Neighborhood Services

401 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, GENE
 ROSSOW BRIAN
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

401 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-1286H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1286H
Permit Application Type: Rental Housing
Site Address: 401 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218202
Description of Work: 4-Plex
Payment Received From: ROSSOW BRIAN

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340366 2 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258531 | 2 Year Building Fee | \$112.00 |
| 258531 | 2 Year Unit Fee | \$148.00 |

Total Paid: \$260.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, GENE
631 CAMOUSTE PL SE
PINE ISLAND, MN 55963

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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- 61-90 days past due: \$50

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, GENE
 631 CAMOUSTE PL SE
 PINE ISLAND, MN 55963

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1286H
Rental Property Address: 401 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 151-180 days | \$150 | \$500 | \$750 |
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Taryn Edens
 Manager of Housing and Neighborhood Services

405 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

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After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

<https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

405 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0798H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0798H
Permit Application Type: Rental Housing
Site Address: 405 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218206
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258525 | 2 Year Building Fee | \$112.00 |
| 258525 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be Scheduled

Please contact Community Development at 507-328-2600 within 21 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0798H
Rental Property Address: 405 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

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Taryn Edens
Manager of Housing and Neighborhood Services

409 27 St NE



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 2, 2022

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

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- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website -

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- * If you have sold your rental property please let us know by completing a termination form found on our website at: <https://www.rochestermn.gov/government/departments/building-safety/rental-housing>

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

409 27 ST NE

| | |
|--------------------------|--------------|
| Rental License No. | R06-0685H |
| Renewal Fees | 260.00 |
| Expiration Date | 11/01/2022 |
| Building Type | MULTI-FAMILY |
| Number of approved units | 4 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-0685H
Permit Application Type: Rental Housing
Site Address: 409 NE 27 ST, ROCHESTER, MN 55906
Date: 08/26/2022
Receipt Number: 218205
Description of Work: 4-Plex
Payment Received From: ROSSOW, BRIAN G

| Payment Method | Check# | Comment | Amount |
|----------------|----------------|---------|----------|
| Check | 002340365 7 | | \$260.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258523 | 2 Year Building Fee | \$112.00 |
| 258523 | 2 Year Unit Fee | \$148.00 |
| Total Paid: | | \$260.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

ROSSOW, BRIAN G
935 ELTON HILLS CT NW
ROCHESTER, MN 55901

August 31, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - First Warning

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Fees Due and Inspection needs to be Scheduled

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- 61-90 days past due: \$50

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|-------------------------|--|--|--|
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| 121-150 days | \$125 | \$250 | \$500 |
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Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

ROSSOW, BRIAN G
 935 ELTON HILLS CT NW
 ROCHESTER, MN 55901

September 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-0685H
Rental Property Address: 409 27 ST NE
Rental Expiration Date: 11/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

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Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 1540 7 Ave SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 1540 7 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 1540 7 Ave SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant expresses concern in bringing their rental into compliance per a violation that was documented on March 8, 2022. The request to modify and review the determination was made in May of 2022. This violation was to be appealed at that time. The property remains expired, and the violations have not yet been addressed since that time.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|---|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assesor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | | \$ 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540

Number (ex. 2122)

7

Street Name (ex. Campus)

Ave

Type

SE

Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other

- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |

3/8/2022

NOTICE OF VIOLATION**Property Owner**Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107**Property Manager**Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |
| | 1,151.2 sq ft | 11 | 5 |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | | |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|-------------|-------|--------|
| | U | M | LL | | | | | W: | H: | SILL HEIGHT | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | | |
| Dining Room | U | M | LL | | | | | W: | | H: | | |
| Den/Office | U | M | LL | | | | | W: | | H: | | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" | 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" | 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" | 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" | 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | | |

| | | | | | | | | |
|--------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X

(example: 24 x 72 inches)

Sill Height*

X

(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

IMC PROPERTIES
 CAMERON, IAN MURPHY
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R18-0357H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
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- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPERTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 809 9th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-1184H |
| Certificate Expiration: | 01/01/2022 |
| Number of Units: | 2 |

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Unit 809**

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

*Cassie Rodgers*Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

**Certificate#
R06-6559H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 1230 10 AVE SE | |
| Rental License No. | R06-6559H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

9/21/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022; 09/19/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Main Level**

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

*Mike Engstrom*Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6561H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6569H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 721 14 St NE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 721 14 St NE to refund late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 721 14 St NE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented on August 30, 2022. The violations included in the letter are not unique, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired, and the violations have not yet been addressed since that time.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | \$ | 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |

3/8/2022

NOTICE OF VIOLATION**Property Owner**Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107**Property Manager**Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |
| | 1,151.2 sq ft | 11 | 5 |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|---------------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbssrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbssrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R17-0027H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021

EXTERIOR COMPLEX

PROPERTY OWNER

KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Exterior**

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1305 3 St NE



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

**Certificate#
R06-6559H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE
Rental License No. R06-6559H
Renewal Fees 149.00
Expiration Date 08/01/2021
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**General**

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1230 10th Ave SE**
Date Inspected: **05/06/2022; 09/19/2022**
Certificate Number: **R06-6559H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6561H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 12 25 St SW

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 12 25 St SW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 12 25 St SW has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The owner expresses concern about bringing their rental into compliance per a notice of violation that was documented on September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in, which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired, and the violations have not yet been addressed since that time.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | \$ | 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |

3/8/2022

NOTICE OF VIOLATION**Property Owner**Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107**Property Manager**Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |
| | 1,151.2 sq ft | 11 | 5 |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|--------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. ***5/6/22 Extension in Progress***
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. ***5/6/22 Extension in Progress***
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5305H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

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| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester

BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R17-0027H |
| Renewal Fees | 120.00 |
| Expiration Date | 02/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

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| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
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| 91-120 days | \$100 | \$150 | \$250 |
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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPERTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Exterior**

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1305 3 St NE



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

**Certificate#
R06-6559H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE
Rental License No. R06-6559H
Renewal Fees 149.00
Expiration Date 08/01/2021
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022; 09/19/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6561H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 1533 9 AVE SE | |
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 3707 7 St NW

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 3707 7 St NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 3707 7 St NW has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022, are not unique, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate from inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired, and the violations have not yet been addressed since the time of the last routine inspection.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

Staff Report - Cameron Properties

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | | \$449.50 \$1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |

Total Paid: \$189.00



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |
| | 1,151.2 sq ft | 11 | 5 |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|---------------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

721 14 ST NE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-5305H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

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Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

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|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW
 Rental License No. R18-0357H
 Renewal Fees 120.00
 Expiration Date 11/01/2020
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPERTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

Certificate#
R06-6559H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE
Rental License No. R06-6559H
Renewal Fees 149.00
Expiration Date 08/01/2021
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**General**

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1230 10th Ave SE**
Date Inspected: **05/06/2022; 09/19/2022**
Certificate Number: **R06-6559H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6561H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 15 10 St NW

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 15 10 St NW to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 15 10 St NW has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant expresses concern about bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022, largely resulted in findings around general property maintenance, which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases, the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and has still not addressed corrections 18 months later.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

Staff Report - Cameron Properties

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | | \$ 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome Condominium Unit
 Two Family (duplex) Three Family (triplex)
 Apartment Building (4+) Rooming Units
 Other

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| | 1,151.2 sq ft | 11 | 5 |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|---------------------------------|---|------------|---|----------------|---------|-----------|--|------------|
| TYPE OF HEATING | X | Forced Air | | Steam | | Hot Water | | Electric |
| TYPE OF HOT WATER HEATER | X | Gas | | Electric | | | | |
| TYPE OF COOKING FACILITY | | Gas Range | X | Electric Range | | Microwave | | Range Hood |
| GARBAGE DISPOSAL | | Yes | | No | | | | |
| SMOKE DETECTOR | X | Electric | X | Battery | | Wireless | | |
| CARBON MONOXIDE DETECTOR | X | Yes | | No | | | | |
| FIRE EXTINGUISHER | | Yes | X | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbssrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbssrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

721 14 ST NE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-5305H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

IMC PROPERTIES
 CAMERON, IAN MURPHY
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R18-0357H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPERTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

Certificate#
R06-6559H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 1230 10 AVE SE | |
| Rental License No. | R06-6559H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022; 09/19/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6561H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **945 6th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-6561H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 3071 Rose Heights Dr SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 3071 Rose Heights Dr SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 3071 Rose Heights Dr SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022, are not unique, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate from inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired, and the violations have not yet been addressed since the time of the last routine inspection.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

Staff Report - Cameron Properties

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------|---------|-----------|-------------|---------------|--------------|-------|
|---------------|--------|---------|-----------|-------------|---------------|--------------|-------|

| | | | | | | | |
|------------|------------------------|-----------------------------------|----------|--|---------------------------|--|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
|------------|------------------------|-----------------------------------|----------|--|---------------------------|--|--|

| | | | | | | | |
|------------|-----------|-----------------------------------|-----------|--|----------|---------|--|
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
|------------|-----------|-----------------------------------|-----------|--|----------|---------|--|

| | | | | | | | |
|------------|-----------|-----------------------------------|----------|--|----------|--|--|
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
|------------|-----------|-----------------------------------|----------|--|----------|--|--|

| | | | | | | | |
|------------|-----------|----------------------------------|----------|--|----------|-----------|--|
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | | \$449.50 | \$1503.50 | 9/11/23 A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
|------------|-----------|----------------------------------|----------|--|----------|-----------|--|

| | | | | | | | |
|------------|---------|----------------------------------|-----------|--------------|--|--|---|
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
|------------|---------|----------------------------------|-----------|--------------|--|--|---|

| | | | | | | | |
|------------|--------------------------|---------------------------------|----------|--|-------|--|--|
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
|------------|--------------------------|---------------------------------|----------|--|-------|--|--|

| | | | | | | | |
|------------|--------------------------|----------------------------------|-----------|--|-----|-----|--|
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |
|------------|--------------------------|----------------------------------|-----------|--|-----|-----|--|

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

 Yes No**Department Data****Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

 Yes No**Zoning Review Required** Yes No**Zoning Decision** Approve Deny**Zoning District Assigned**

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
- No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |
| | 1,151.2 sq ft | 11 | 5 |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|---------------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X

(example: 24 x 72 inches)

Sill Height*

X

(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbssrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbssrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

IMC PROPERTIES
 CAMERON, IAN MURPHY
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R18-0357H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021

EXTERIOR COMPLEX

PROPERTY OWNER

KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Exterior**

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

**Certificate#
R06-6559H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6559H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022; 09/19/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6561H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 1533 9 AVE SE | |
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 809 9 Ave SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 809 9 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 809 9 Ave SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The owner expresses concern about bringing their rental into compliance per enrollment in the City's lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired, and the violations have not yet been addressed since the time of the last routine inspection.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | \$ | 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primary Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| | 1,151.2 sq ft | 11 | 5 |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|--------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | <input type="checkbox"/> | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | <input type="checkbox"/> | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Hallway | <input type="checkbox"/> | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. ***5/6/22 Extension in Progress***
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. ***5/6/22 Extension in Progress***
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION**PROPERTY OWNER**IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902**Property Manager**KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

*Josh Boutelle*Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|--------------------|---------------------|-----------------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester
 BUILDING SAFETY DEPARTMENT
 2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE
 Rental License No. R06-1184H
 Renewal Fees 150.00
 Expiration Date 01/01/2020
 Building Type DUPLEX
 Number of approved units 2



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

Certificate#
R06-6559H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 1230 10 AVE SE | |
| Rental License No. | R06-6559H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022; 09/19/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6561H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 1305 3 St NE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Approve the appeal of the rental property at 1305 3 St NE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 1305 3 St NE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The owner expresses concern about bringing their rental into compliance per enrollment in the City's lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired, and the violations have not yet been addressed since the time of the last routine inspection.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals approve the appeal due to the following: Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly, because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------|---------|-----------|-------------|---------------|--------------|-------|
|---------------|--------|---------|-----------|-------------|---------------|--------------|-------|

| | | | | | | | |
|------------|------------------------|-----------------------------------|----------|--|---------------------------|--|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
|------------|------------------------|-----------------------------------|----------|--|---------------------------|--|--|

| | | | | | | | |
|------------|-----------|-----------------------------------|-----------|--|----------|---------|--|
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
|------------|-----------|-----------------------------------|-----------|--|----------|---------|--|

| | | | | | | | |
|------------|-----------|-----------------------------------|----------|--|----------|--|--|
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
|------------|-----------|-----------------------------------|----------|--|----------|--|--|

| | | | | | | | |
|------------|-----------|----------------------------------|----------|--|----------|----------|--|
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | | \$449.50 | \$1503.5 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
|------------|-----------|----------------------------------|----------|--|----------|----------|--|

| | | | | | | | |
|------------|---------|----------------------------------|-----------|--------------|--|--|---|
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
|------------|---------|----------------------------------|-----------|--------------|--|--|---|

| | | | | | | | |
|------------|--------------------------|---------------------------------|----------|--|-------|--|--|
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
|------------|--------------------------|---------------------------------|----------|--|-------|--|--|

| | | | | | | | |
|------------|--------------------------|----------------------------------|-----------|--|-----|-----|--|
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |
|------------|--------------------------|----------------------------------|-----------|--|-----|-----|--|

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |

Total Paid: \$189.00



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| | 1,151.2 sq ft | 11 | 5 |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|-------|-------------|
| | U | M | LL | | | | | W: | H: | | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | | |
| Dining Room | U | M | LL | | | | | W: | | H: | | |
| Den/Office | U | M | LL | | | | | W: | | H: | | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" | 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" | 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" | 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" | 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | | |

| | | | | | | | | |
|--------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | <input type="checkbox"/> | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | <input type="checkbox"/> | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Hallway | <input type="checkbox"/> | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbssrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbssrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

IMC PROPERTIES
 CAMERON, IAN MURPHY
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
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- 61-90 days past due: \$50

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| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

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| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPERTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

Certificate#
R06-6559H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE
Rental License No. R06-6559H
Renewal Fees 149.00
Expiration Date 08/01/2021
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1230 10th Ave SE**
Date Inspected: **05/06/2022; 09/19/2022**
Certificate Number: **R06-6559H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6561H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 1230 10 Ave SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 1230 10 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 1230 10 Ave SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The owner expressed concern about the September 19, 2022, re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive the penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023, since the property had expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | \$ | 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |

Total Paid: \$189.00



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |
| | 1,151.2 sq ft | 11 | 5 |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|---------------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X

(example: 24 x 72 inches)

Sill Height*

X

(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochestermn.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 721 14 ST NE | |
| Rental License No. | R06-5305H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R17-0027H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPERTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1305 3 St NE



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

Certificate#
R06-6559H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE
Rental License No. R06-6559H
Renewal Fees 149.00
Expiration Date 08/01/2021
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1230 10th Ave SE**
Date Inspected: **05/06/2022; 09/19/2022**
Certificate Number: **R06-6559H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6561H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **945 6th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-6561H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

KC PROPERTIES
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 945 6 Ave SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 945 6 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 945 6 Ave SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant expresses concern about bringing their rental into compliance per the passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired, and the violations have not yet been addressed since the time of the last routine inspection.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)).

Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron *Karen Cameron*
Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------|---------|-----------|-------------|---------------|--------------|-------|
|---------------|--------|---------|-----------|-------------|---------------|--------------|-------|

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|------------|------------------------|-----------------------------------|----------|--|---------------------------|--|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
|------------|------------------------|-----------------------------------|----------|--|---------------------------|--|--|

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|------------|-----------|-----------------------------------|-----------|--|----------|---------|---|
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦. |
|------------|-----------|-----------------------------------|-----------|--|----------|---------|---|

| | | | | | | | |
|------------|-----------|-----------------------------------|----------|--|----------|--|--|
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
|------------|-----------|-----------------------------------|----------|--|----------|--|--|

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|------------|-----------|----------------------------------|----------|--|----------|----------|--|
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | | \$449.50 | \$1503.5 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
|------------|-----------|----------------------------------|----------|--|----------|----------|--|

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|------------|---------|----------------------------------|-----------|--------------|--|--|---|
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
|------------|---------|----------------------------------|-----------|--------------|--|--|---|

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|------------|--------------------------|---------------------------------|----------|--|-------|--|--|
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
|------------|--------------------------|---------------------------------|----------|--|-------|--|--|

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|------------|--------------------------|----------------------------------|-----------|--|-----|-----|--|
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |
|------------|--------------------------|----------------------------------|-----------|--|-----|-----|--|

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primay Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |
| Total Paid: | | \$189.00 |

3/8/2022

NOTICE OF VIOLATION**Property Owner**Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107**Property Manager**Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| | 1,151.2 sq ft | 11 | 5 |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | SILL HEIGHT |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|----|--------------|
| | U | M | LL | | | | | W: | H: | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | |
| Dining Room | U | M | LL | | | | | W: | | H: | |
| Den/Office | U | M | LL | | | | | W: | | H: | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | |

| | | | | | | | | |
|---------------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | Hallway | | | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. ***5/6/22 Extension in Progress***
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. ***5/6/22 Extension in Progress***
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW
 Rental License No. R18-0357H
 Renewal Fees 120.00
 Expiration Date 11/01/2020
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester

BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R17-0027H |
| Renewal Fees | 120.00 |
| Expiration Date | 02/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021

EXTERIOR COMPLEX

PROPERTY OWNER

KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M.
 2109 ABIGAIL LN SW
 C/O KAREN MAMERON
 ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester
BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1305 3 St NE



HOUSING REGISTRATION CERTIFICATE

Community Development
Department
4001 West River Pkwy NW,
Suite 100
Rochester MN 55901-6971
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 BIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-5831H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **8/31/2022** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1305 3 ST NE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 07/01/2022 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Taryn Edens

Housing & Neighborhood
Services Supervisor

Conditions:



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

Certificate#
R06-6559H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 1230 10 AVE SE | |
| Rental License No. | R06-6559H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION**Property Owner**KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**General**

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1230 10th Ave SE**
Date Inspected: **05/06/2022; 09/19/2022**
Certificate Number: **R06-6559H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
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| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R06-6561H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



REQUEST FOR ACTION

Karen Cameron Appeal - 1533 9 Ave SE

MEETING DATE:

November 1, 2023

ORIGINATING DEPT:

Community Development

AGENDA SECTION:

Reports and Recommendations

PRESENTER:

Taryn Edens

Action Requested:

Denying appeal of the rental property at 1533 9 Ave SE to waive late compliance fees of \$375 assessed for failure to bring the rental property into compliance within 151 days of the correction due date of the last inspection.

Report Narrative:

The owner of the rental property at 1533 9 Ave SE has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapters 1-4, the Rochester Board of Appeals is the appeal body.

The appellant expresses concern about the September 19, 2022, routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above-referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

The Manager of Housing and Neighborhood Services Manager recommends that the Board of Appeals deny the appeal due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires), and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the need to bring the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Prepared By:

Taryn Edens

Attachments:

[Staff Report - Cameron Properties](#)

To: Board of Appeals Members
From: Taryn Edens, Manager of Housing and Neighborhood Services
Date: November 1, 2023
Subject: Karen Cameron Appeal:

- 1540 7th Ave SE - Single-Family Dwelling
- 721 14th St NW – Single-Family Dwelling
- 12 25th St SW - Single-Family Dwelling
- 3707 7th St NW - Single-Family Dwelling
- 15 10th St NW - Single-Family Dwelling
- 3071 Rose Heights Dr SE - Single-Family Dwelling
- 809 9th Ave SE – Duplex
- 1305 3rd St NE – Single-Family Dwelling
- 1230 10th Ave SE - Single-Family Dwelling
- 945 6th Ave SE - Single-Family Dwelling
- 1533 9th Ave SE - Single-Family Dwelling

The manager of the rental properties listed above, has appealed the Manager of Housing and Neighborhood Services assessment of late compliance fees. Under the Rochester Code of Ordinances, Chapter 1-4, Rochester Board of Appeals is the appeal body.

History:

Late compliance penalty fees were assessed for the above properties for failure to bring the rental properties into compliance within a timely manner.

The owners have appealed the staff’s assessment of penalty fees and the Manager of Housing and Neighborhood Services denial to waive penalty fees assessed or refund penalty fees paid to the Board of Appeals.

The Manager of Housing and Neighborhood Services denial was based on Section 7-3-6 of the Rochester Code of Ordinances:

Sec. 7-3-6 (6) – Fees.

(6)Penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fees will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance:

| | 1-4 units | 5-12 units | 12+ units |
|------------------|--|------------|-----------|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City attorney for legal action | | |

Fees will not be applied if an extension of time is granted for compliance, an unclear or incorrect correction order, or a change of ownership during the time allotted for compliance occurs.

In 2022, the Housing and Neighborhood Services division prepared to adopt a full housing code re-write. This included new penalty fees; namely, the late compliance fees. Communication of these new changes were emailed to all rental contacts on January 7, 2022, January 12, 2022, August 31, 2022, October 21, 2022, and December 29, 2022. The last communication stated that the new approved housing code would go into effect as of January 3, 2023. However, our property incentive system will impact rental properties with a renewal date of April 1, 2023 or later. The email address for the appellant, karencameron@kw.com, was used in communicating these changes.

1540 7th Ave SE

This “new use” rental property applied for a license on February 9, 2022.

Registration fees were paid on February 20, 2022. The initial inspection was scheduled for February 23, 2022. The new use inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on March 8, 2022 to the owner indicating a deadline of April 8, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

The appellant submitted a modification and extension request on May 4, 2022 to request the windows in the lower level right bedroom be considered to allow for a sill height of 51.75” (we require 48” or less), and asked for an extension to make corrections. The modification was denied due to the 4” deficiency in window sill height, and that the new egress window had to be replaced regardless and could meet sill height requirements once replaced. The extension was approved through September 1, 2022 due to delay in getting window materials.

A re-inspection was scheduled for May 6, 2022. The re-inspection found two violations to still be outstanding (water heater installed without a permit and missing outlet cover in the garage), and two violations to be pending as an extension was submitted to review/address them. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and was paid.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney’s office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- October 13, 2022
- December 8, 2022
- March 22, 2023
- September 21, 2023
- October 23, 2023

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever



date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 18 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a violation that was documented March 8, 2022. The request to modify and review the determination was had May of 2022. This violation was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

721 14th St NE

The rental certificate for 721 14th St NE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Rochester, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. A late compliance notice was mailed on March 2, 2022. This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found thirteen corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.



Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 22, 2023
- June 12, 2023

A complaint was received by our office regarding the rental property, and was investigated on April 7, 2023. A site visit occurred on said date, and found three corrections to address concerns of water entry into the home. The notice of violation, stating said corrections, was mailed per our records on April 11, 2023 to the owner indicating a deadline of May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed. The notice of violation, stating said corrections, was mailed per our records on June 30, 2023 to the owner indicating a deadline of July 19, 2023 May 11, 2023 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A third complaint re-inspection occurred on July 19, 2023 and found corrections to be resolved.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Late compliance fees were paid on September 11, 2023. At this time, the appellant is requesting a refund of penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over 24 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented August 30, 2022. The violations included in the letter are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.



12 25th St SW

The rental certificate for 12 25th ST SW St NW expired on June 1, 2021. The certificate was mailed on September 25, 2019. We do not have evidence that a biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron; it would have been mailed in March of 2021 as notice to pay renewal fees and schedule the routine.

Renewal fees were paid on April 22, 2021. No routine inspection was scheduled.

Late compliances notice were mailed on June 28, 2022 and August 3, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days form the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again June 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of June 1, 2023 - June 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 9, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is 29 months expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.



Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per a notice of violation that was documented September 20, 2022. The violations documented in the letter include two reports of open permits needing to be closed. This is a consistent violation we've been calling out in 2023. Though this request to overturn this violation can be reviewed and escalated, four other violations exist in which we've been unable to determine if they were corrected. Ultimately, this concern of excessive violations was to be appealed at that time. The property remains expired and the violations have not yet been addressed since that time.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3707 7th St NW

The rental certificate for 3707 7th St NW expired on November 1, 2020. The certificate was mailed on May 24, 2021. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on August 11, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on August 11, 2021. A site visit occurred on said date and found tall grass and high weeds to exist. The property manager was emailed photos and requested to resolve as well as schedule an inspection since the rental certificate is expired.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again November 1, 2022), renewal fees of \$149 were assessed on July 29, 2022. These fees cover the next renewal fee cycle of November 1, 2022 – November 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on August 5, 2022.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found seven corrections. The notice of violation, stating said corrections, was mailed per our records on August 29, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of



violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

15 10th St NW

The rental certificate for 15 10th St NW expired on February 1, 2021. The certificate was mailed on April 5, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC



Properties of Roch, on November 5, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on February 24, 2021. No routine inspection was scheduled.

A complaint was received by our office regarding the rental property and was investigated on September 21, 2021. A site visit occurred on said date and seven exterior to exist. The notice of violation, stating said corrections, was mailed per our records on September 22, 2021 to the owner indicating a deadline of October 13, 2021 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. A complaint re-inspection occurred on May 17, 2023, and found the corrections to not be addressed.

A late compliance notice was mailed on March 2, 2022. Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again February 1, 2023), renewal fees of \$149 were assessed on June 22, 2023. These fees cover the next renewal fee cycle of February 1, 2023 – February 1, 2025. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

This prompted a routine inspection to be scheduled for August 29, 2022. The routine inspection occurred and found eleven corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on February 15, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- February 15, 2023
- March 22, 2023
- June 8, 2023

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted March 31, 2022.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.



- The state lead risk assessor did an initial lead inspection/risk assessment on August 29, 2022 that confirmed the presence of lead paint on the property.
- The initial renter eventually moved and a new renter moved in. The new renter agreed to be part of the lead grant and the earliest correspondence documented is from July 6, 2023.
- Application and income documentation from the new renter was submitted on August 27, 2023
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 3, 2023.
- A scope of work has been prepared/approved for this project, although a contractor has not been selected for the work.
- Work has not started on this property yet.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two and a half years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. No extensions were submitted as it relates to the property being enrolled in the City's Lead Hazard Remediation Grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's Lead Hazard Remediation Grant program and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 largely resulted in findings around general property maintenance which would not be addressed by the Lead Hazard Remediation Grant. Ultimately, the City has waived late compliance fees on two occasions when a rental has been enrolled in the Lead Hazard Remediation Grant program—in both cases the delay for enrollment and work done was on the City side and/or work began before the rental property expired. In this case, delays in executing the grant are due to tenant turnover. Additionally, this property expired on August 1, 2021, enrolled in the Lead Hazard Remediation grant program in March of 2022, and have still not addressed corrections 18 months later.

Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.



Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

3071 Rose Heights Dr SE

The rental certificate for 3071 Rose Heights Dr SE expired on September 1, 2020. The certificate was mailed on April 17, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties of Roch, on June 3, 2020 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on August 26, 2020. No routine inspection was scheduled at this time. A routine inspection was scheduled for March 3, 2021 then cancelled per Karen Cameron for stating the property is not yet ready, and intend to reschedule with six other properties the same day.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled again for May 6, 2022. The routine inspection occurred and found ten corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again September 1, 2022), renewal fees of \$149 were assessed on June 24, 2022. These fees cover the next renewal fee cycle of September 1, 2022 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal occurred before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees were paid on June 27, 2022.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found two of the ten corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed. At this time, a \$45 re-inspection fee was assessed for failure to bring corrections into compliance by the re-inspection, and is still an outstanding fee.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department



to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 7, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Appeals to a correction on a notice of violation must be made within ten days of a determination. The concern and request to appeal a determination is separate and unrelated to the basis of assessing a late compliance fee. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per biased inspection findings and passing of Annual Section 8 inspections since 2018. The violations documented in the notice of violation on August 29, 2022 are not unique violations, in that they are consistent violations we call out in the inspection of other properties. This concern of biased inspection findings was to be appealed at that time. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

809 9th Ave SE

The rental certificate for 809 9th Ave SE expired on January 1, 2022. The certificate emailed on October 26, 2023, indicating it was brought into compliance from the last renewal cycle (January 1, 2018-January 1, 2020) at a time surpassing the new renewal cycle (January 1, 2020-January 1, 2022). The delay in issuing the most recent rental certificate was an error on the City's end. A re-inspection occurred on September 23, 2022 and was made compliant per photo submissions. However, due to a technical difficulty in submitting the photo submission, the inspector overlooked putting the re-inspection into compliance. This has been resolved. Due to the property being



expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on February 2, 2022.

A routine inspection was scheduled for September 22, 2022. Since the property was due for a full routine inspection, and items for the last re-inspection had not yet been resolved, both were scheduled in attempt to bring into compliance for the next two years. The re-inspection found violations to be addressed per submitting photo submission of corrections bringing the property in compliance through January 1, 2022. The routine inspection occurred and found four corrections. The notice of violation, stating said corrections, was mailed per our records on September 23, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- May 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over three years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. This property is not enrolled in the City's lead hazard remediation grant program. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per enrollment in the City's



lead hazard remediation grant program; this property is not enrolled in said program. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Additionally, the owner expresses concern around the September 22, 2022 re-inspection not putting the rental record in compliance through 2022. This is correct, and resolved. That said, the late compliance fees were still assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 24, 2022. Ultimately, this rental property is extremely expired. The property is now due again for renewal of the rental license as of January 1, 2024, and will still be expired from the last renewal. Thus, this is a second time the rental license expiration has lapsed the renewal date since January 1 2020. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1305 3rd St NE

The rental certificate for 1305 3rd St NE expired on July 1, 2022. The certificate was mailed on August 31, 2022, indicating it was brought into compliance from the last renewal cycle (July 1, 2018-July 1, 2020) at a time surpassing the new renewal cycle (July 1, 2020-July 1, 2022). Due to the property being expired at the time of the next renewal cycle, a biennial housing registration was not mailed. Renewal fees were paid on June 27, 2022. A routine inspection was scheduled for August 29, 2022.

The routine inspection occurred and found twenty-nine corrections. The notice of violation, stating said corrections, was mailed per our records on August 30, 2022 to the owner indicating a deadline of September 29, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- August 17, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

Concurrently, this property was enrolled in the City's Lead Hazard Remediation Grant program. This program provides funding to eligible owner-occupied and rental properties to reduce lead-based paint hazards in homes as well as other healthy homes conditions determined by the Minnesota



Department of Health. This can result in funding that addresses violations a rental inspection calls out. Below is a timeline of the property's enrollment in the program:

- Initial owner application for lead grant is submitted July 13, 2022.
- Application from the renter was submitted on March 1, 2023. Delays on tenant submission were had due to language barriers. The renter was apprehensive to submit required income documentation, and the owner did support this part of the process by communicating the necessity with the renter.
- Second party income verification was later completed once rental assistance source was determined and verified as of September 25, 2023.
- The renter listed on the application moved into the property on April 1, 2022 and we had difficulty enrolling her in the grant program.
- The state lead risk assessor completed an updated Lead Inspections and Risk Assessments (LIRAs) on October 13, 2023.
- A scope of work has not yet been prepared for this project.
- Work has not started on this property yet.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was approved due to the following:

Since the appellant enrolled in the Lead Remediation Grant program around the time the rental certificate was due, the appellant did work with the renter to attempt to expedite enrollment, and lastly because the scope of work for this program could indeed be remedied through the grant program, I have waived the fees.

Recommendation

Bypass appeal, as request has been granted.

1230 10th Ave SE

The rental certificate for 1230 10th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for May 6, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on May 18, 2022 to the owner indicating a deadline of June 17, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 28, 2022
- August 3, 2022

This prompted a re-inspection to be scheduled again for September 19, 2022. The re-inspection occurred and found one of the six corrections to remain outstanding. The notice of violation, stating said corrections, was mailed per our records on September 21, 2022 to the owner indicating a deadline of October 21, 2022 to make corrections and guidance was provided for submitting photo submission of corrections to gain compliance.



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- March 1, 2023
- March 22, 2023
- June 12, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 re-inspection, stating that they experienced technical difficulties in submitting photos for compliance after the re-inspection. We do not have documentation or record of this attempt or concern. If evidence is provided that photos were submitted 90 days from the correction date, January 19, 2023, the City would waive penalty fees assessed. Thus, late compliance fees were assessed as of March 1, 2023 since the property was expired beyond 91 days as of the correction date of the last inspection, October 21, 2022.



Ultimately, this rental property is expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

945 6th Ave SE

The rental certificate for 945 6th Ave SE expired on August 1, 2021. The certificate was mailed on November 15, 2019. A biennial housing registration and inspection notice was mailed to the appellant, KC Properties, on May 5, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for March 30, 2022, and was cancelled. This could have been intentional or an error on the City's end. Another late compliance notice was mailed on August 4, 2022. A routine inspection was later scheduled for September 22, 2022. The routine inspection occurred and found six corrections. The notice of violation, stating said corrections, was mailed per our records on September 22, 2022 to the owner indicating a deadline of October 24, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 15, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of August 1, 2023 – August 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 12, 2023
- August 25, 2023
- October 23, 2023

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.



The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern in bringing their rental into compliance per passing of Annual Section 8 inspections since 2017. Section 8 inspections are different and separate than inspections to maintain a rental certificate. The City's inspection and housing code is more stringent than federal requirements around Section 8 inspections. The City and County have discussed the City's inspections verifying Section 8 inspection requirements, since the City has heightened requirements. However, per federal regulations, this is not yet allowed. The property remains expired and the violations have not yet been addressed since the time of the last routine inspection.

Ultimately, this rental property is extremely expired. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

1533 9th Ave SE

The rental certificate for 1533 9th Ave SE expired on September 1, 2021. The certificate was mailed on September 25, 2019. A biennial housing registration and inspection notice was mailed to the appellant, Karen Cameron, on June 4, 2021 as notice to pay renewal fees and schedule the routine inspection.

Renewal fees were paid on July 27, 2021. No routine inspection was scheduled.

A late compliance notice was mailed on January 13, 2022. This prompted a routine inspection to be scheduled for September 19, 2022. The routine inspection occurred and found three corrections including a leaking toilet, a need to install a microwave/range hood exhaust filter and replace or repair a screen in living room window. The notice of violation, stating said corrections, was mailed per our records on September 20, 2022 to the owner indicating a deadline of October 20, 2022 to make corrections and directing to contact our office to schedule a re-inspection to confirm corrections are addressed.

Additional late compliance notices were mailed to the owner on the following dates due to the expired nature of the rental property. These notices included direction to contact our department to resolve corrections:

- June 24, 2022
- August 3, 2022
- March 22, 2023
- June 12, 2023



Late compliance fees were assessed for all expired rental properties meeting the provision of the code as of March 15, 2023. Our housing code enforcement date was January 1, 2023. As such, we did assess late compliance fees for our most expired rental properties between January 1, 2023 and March 15, 2023. Fees are assessed when a rental property has been non-compliant beyond 91 days from the renewal date or correction deadline per the notice of violation (whichever date occurs latest). Due to failure to comply with the correction date on the last issued notice of violation within 151 days, all three late compliance fees as indicated in the table above were assessed to the above referenced property on March 1, 2023 totaling \$375 in penalty fees due.

Additionally, since this property surpassed another rental renewal cycle (they would be due for renewal again August 1, 2023), renewal fees of \$74.50 were assessed on March 1, 2023. These fees cover the next renewal fee cycle of September 1, 2023 – September 1, 2024. Note that as of March 2023, our Housing Code adoption moved to annual versus biennial renewal fees; since this renewal would occur before March 2023 the full renewal fees and two-year expiration was applied versus the annual fee and expiration. Renewal fees are still outstanding.

The appellant contacted our team to request the late compliance fees be waived beginning in April, 2023. At the time, the concern that photos were submitted for compliance but not received on our end, was not communicated. The request to appeal penalty fees was escalated to the City Attorney's office, as it has not been appealed previously. Once direction was provided on the right to appeal, this was communicated to the appellant, hence the delay in bringing forth to the Board of the Appeals.

At this time, the appellant is requesting to waive penalty fees paid in the amount of \$375.

The request was denied due to the following:

- Rental owners/managers are required to display their registration certificates at their rental properties, per Sec. 7-9-8 (which details when the license expires) and are responsible for ensuring the certificate is maintained.
- Penalty fees were assessed for the expired nature of this property. This rental property is over two years expired.
- When reviewing requests to waive fees, we must remain consistent. In similar situations, we have stood firm on assessing fees as we have communicated the needs of bringing the property into compliance on our end, and no action has been taken within 90 days of the last inspection.

Recommendation

Our records show proper notice was communicated and additional tools exist for rental managers and owners to review the status of their rental properties. The Manager of Housing and Neighborhood Services recommends Board of Appeals deny the appeal.

Appeal Analysis

The owner expresses concern around the September 19, 2022 routine inspection, stating that they were not given the opportunity to correct violations through photo submission. We do agree a mistake was made, and the inspection could have been corrected through photo submission. Ultimately, this rental property is expired, we have no record these violations have been corrected. Communication was had regarding the above referenced property and the steps for compliance. Rental owners and managers are responsible for maintaining compliance of their registration certificate. This request to waive penalty fees was reviewed and compared to previous determinations with similar occurrences.

Thank you,
Taryn Edens, Manager of Housing and Neighborhood Services



Board of Appeals Petition for Hearing

About Petitions for Hearings

The board may hear and decide appeals of orders, decisions, or determinations made by the building official, fire chief, and/or their designee, relative to the application and interpretation of the building code, housing code and/or fire code. Appeals may be from code interpretations, such as modifications resulting from practical difficulties, alternative materials, design, and methods of construction and equipment, and performance-based fire and safety design. Appeals are not allowed for legislative decisions made by the city council, such as the contents of the codes/ordinances.

The board may remedy any issue or error it has found with an interpretation or order related to the code and grant such relief as it deems reasonable from strict compliance which may include additional requirements, but no relief shall be granted unless it is found that:

1. There is substantial compliance with the provisions of the code;
2. No detriment to public health or safety will result from granting such relief;
3. The intent of the code is not compromised; and
4. The relief granted will not result in increased cost or expense to the city.

Application

To file a petition, send this completed form with any relevant documentation to rbsrental@rochestermn.gov within 10 days of the adverse determination ([Chapter 1-4](#) of the [Rochester Code of Ordinances](#)). Applications require a \$75 fee to cover administrative and handling costs, which must be paid before the appeal will be scheduled.

Check One: Fire Code Building Code Other

Petitioner's Name: Karen Cameron representing KC Properties and Fidelis Properties

Address of Affected Property: Multiple-See Attached

Date of Notice or Order: Several

Petitioner's Mailing Address: 2109 Abigail Lane SW Rochester, MN 55902

Petitioner's Phone Number: 507-398-2409

Petitioner's Email Address: karencameron@kw.com

Preferred Meeting Date(s): Flexible

Statement of the Grounds for the Appeal (additional sheets may be added): Late penalties are overwhelming considering the financial hit absorbed by small property

managers since Covid. Multiple requests to accommodate extenuating circumstances were denied. Rules changed arbitrarily and retroactively fined as in the case of sober homes formerly being exempt but now requiring licensure from the City of Rochester.

September 21, 2023

Date

Karen Cameron

Petitioner's signature



| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|--------------|---------------------------|--------------|--|
| R22-0044H" | Expired-Second Warning | 1540 SE 7 AVE, ROCHESTER MN 55904 | 3/1/2022 | | 2/9/22 \$375.00 \$189. | | Owner closed on MLS listing in February 2022. Seller, Agent, Appraiser, home inspector, tax assessor, etc. ALL agreed to classify as 5BR/2BA. Request for modification was first denied and then extended. Grandfathering of code compliance to the build date-not current code. Finally surrendered the fifth bedroom and higher rents. Please remove additional nuisance fees generated during the modification extension. |
| R21-0344H" | Fees Paid | 1644 NE 1 AVE, ROCHESTER MN 55906 | 11/1/2021 | | \$149.00 | \$15.00 | Both 1644 & 1321 were rented to Join Our Journey with the assurance a separate entity, Oxford House, followed HIPPA guidelines for a dozen Rochester Recovery Homesâ€¦ |
| R20-0202H" | Fees Paid | 1321 NW 3 AVE, ROCHESTER MN 55901 | 9/1/2020 | | \$160.31 | | â€¦ Licensed social workers and Drug and Alcohol counselors conducted more frequent and less intrusive compliance/Building Safety inspections. Although fees have been paid, inspections remain unknown territory considering this vulnerable population. Request putting rental certificates â€œin serviceâ€ after the initial inspections. Trust levels are precarious. Reimbursement of paid fees until then. |
| R06-5305H" | Fees Paid | 721 NE 14 ST, ROCHESTER MN 55906 | 8/1/2021 | \$ | 449.50 1503.5 | 9/11/23 | A modification of the minimum ceiling height was granted in 2019. Since that time, Inspector Lori Jones has retaliated with immature, excessive and EXPENSIVE corrections. Building Safety has sent numerous â€œviolationsâ€ in response to neighbor Mike Bervenâ€™s complaints to Building Safety, Olmsted Sherriff and Rochester Police. See E-mail sent to Jay Bohan. |
| R19-0333H" | Renewal | 1417 NE 4 ST, ROCHESTER MN 55906 | 12/1/2023 | Pay Fees Due | | | Will pay and set up inspection by due date. |
| R19-0171H" | Final Notice Letter Sent | 12 SW 25 ST, ROCHESTER MN 55902 | 6/1/2021 | | 449.5 | | Beautiful, well maintained home in excellent condition. Licensed for years and theyâ€™re just now calling out open permits? Requesting elimination of fines. |
| R18-0357H" | Final Notice Letter Sent | 3707 NW 7 ST, ROCHESTER MN 55901 | 11/1/2020 | | 375 | 449 | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. Annual Section 8 inspections have all passed since 2018. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|--|-----------|--------------|--|--------------|---|
| R18-0333H" | Issued | 220 SE 10 1/2 ST, ROCHESTER MN 55904 | 10/1/2024 | | 449 | | |
| R17-0027H" | Final Notice Letter Sent | 15 NW 10 ST, ROCHESTER MN 55901 | 2/1/2021 | | | | Holding for Healthy Homes Grant Corrections. Annual Section 8 inspections have all passed since 2017. Please remove fines. |
| R10-0222H" | Final Notice Letter Sent | 3071 SE ROSE HEIGHTS DR, ROCHESTER MN 55904 | 9/1/2020 | Pay Fees Due | 189 | 2/9/22e | Language Barrier in communicating importance of compliance. Pattern of discriminatory/biased inspection results from Building Safety inspectors, home appraisers and repair technicians. Family speaks very little English. Requesting elimination of fees. |
| R06-1184H" | Final Notice Letter Sent | 809 SE 9 AVE, ROCHESTER MN 55904 | 1/1/2020 | Pay Fees Due | 186 on 2/22 187.50 on 3/29/18. (375) | | Holding for Healthy Homes Grant Corrections. Letter from 9/22 inspection shows expiration of 1/1/2022. Corrections were made but technical difficulty uploading results. Requesting elimination of fees. |
| R06-5831H" | Expired-Final Warning | 1305 NE 3 ST, ROCHESTER MN 55906 | 7/1/2022 | Pay Fees Due | | | Holding for Healthy Homes Grant Corrections |
| R06-6076H" | Final Notice Letter Sent | 1025 E CENTER ST, ROCHESTER MN 55904 | 12/1/2020 | | | | Holding for Healthy Homes Grant Corrections |
| R06-6559H" | Final Notice Letter Sent | 1230 SE 10 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | | | Inspections on 5/6/22 and 9/19/22 Everything corrected. Technical difficulty uploading results. Requesting elimination of fees. |
| R06-6561H" | Expired-Second Warning | 945 SE 6 AVE, ROCHESTER MN 55904 | 8/1/2021 | Pay Fees Due | 7/27/21 \$149 | | Annual Section 8 inspections have all passed since 2017. Please remove fines. |

| Record Number | Status | Address | Exp. Date | Outstanding | Total Fees Pd | Previous Pd. | NOTES |
|---------------|--------------------------|-----------------------------------|-----------|-------------|---------------|--------------|---|
| R06-6569H" | Final Notice Letter Sent | 1533 SE 9 AVE, ROCHESTER MN 55904 | 9/1/2021 | 449.5 | | | Not given the opportunity to correct 3 minor repairs via upload. Please remove fines. |

R20-0221H" Issued 5901 NW SANDCHERRY PL, ROCHESTER MN 55901 10/1/2024

1540 7 Ave SE

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 2/9/2022 10:18:05 AM (Workflow Start Event)

Submit

by Alvakonda, Sudha 2/9/2022 11:21:12 AM (Application Review)

- The task was assigned to CD Admin Staff. The priority is: Medium 2/9/2022 10:18:09 AM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 10:44:05 AM

Submit

by Cooper, Maribeth 2/9/2022 12:18:40 PM (Planning Team Review)

- The task was assigned to CD Planning Team 2/9/2022 11:21:16 AM
- Cooper, Maribeth assigned the task to Cooper, Maribeth 2/9/2022 12:18:00 PM

Submit

by Alvakonda, Sudha 2/9/2022 12:21:36 PM (Admin After Zoning)

- The task was assigned to CD Admin Staff. The due date is: February 11, 2022 2:00 PM 2/9/2022 12:18:41 PM
- Alvakonda, Sudha assigned the task to Alvakonda, Sudha 2/9/2022 12:21:18 PM

Tennessen Acknowledgement

I understand the above and agree to sign

Yes No

Applicant First Name

Ian

Applicant Middle Name

M.

Applicant Last Name

Cameron

Applicant Email

Enter the email address of the person submitting this application
karencameron@kw.com

Applicant Date of Birth

02/20/1990

Rental Property Details

Rental Certificate

Enter the existing certificate number or the newly created one.
R22-0044H

Expiration Date

Enter the new or existing expiration date
02/09/22

Rental Property Address *

1540
Number (ex. 2122)

7
Street Name (ex. Campus)

Ave
Type

SE
Direction

Rental Unit

Single Family

Type of Dwelling

What type of building is the rental property?

- Single Family/Townhome
 Two Family (duplex)
 Apartment Building (4+)
 Other
- Condominium Unit
 Three Family (triplex)
 Rooming Units

Rent Amount

Amount of rent charged per month per unit/rental property
\$

This voluntary information is for internal use only. Individual data will not be attached to the address or shared. Only aggregated data will be shared upon request. Information will be used to inform policies and prioritize resources.

Short Term Rental

Is this to be used as a short term rental property?

- Yes
 No

Applicant Completing Form

Applicant

Who is filling out this form?

- Property Owner Authorized Manager

Owner Details

Business Name

Fidelis Properties, LLC

Last Name Cameron **First Name** Ian **Middle Initial** M

Phone Number (507)-5130 **Email Address** ianmurphycameron@gmail.com

Owner Address

An address is required, entering a PO Box is not accepted

Street Address

41 Littlefield Terrace

Address Line 2

City

San Francisco

State / Province / Region

CA

Postal / Zip Code

94107

Country

USA

Identification Requirement

Valid government identification is required, if not entered the application will not be accepted.

Live in USA

Does the owner live in the USA?

Yes No

Driver's Lic. #

11111111

Driver's Lic. State

NC

Government ID Type

What type of document is this?

Example: passport number

Government ID

Please enter the identification number from your government issued document

Primary Contact

Are you the primary contact? (instead of a property manager)

Yes No

Required Safety Seminar

You have chosen to self manage, have you completed the required Landlord Public Safety Seminar or test?

Yes No

Property Manager

Is there a property manager change to be made with this form?

- Yes, add a manager
- Yes, change the existing manager
- No, owner managed (remove manager if existing)

Manager Details

Local Manager Requirement

Required if the owner resides outside the 8 county area of Rochester.

The resident agent must reside within the listed 8 counties below:

Counties: Dodge, Fillmore, Houston, Goodhue, Mower, Olmsted, Wabasha, and Winona. See RCO Chapter 7-5 Sec. 7-5-1(e).

Adding or changing property manager?

Adding a Manager Changing the Manager

Management Business Name

KC Properties of Rochester

Last Name

Cameron

First Name

Karen

Phone Number

(507)-3982

Email Address

karencameron@kw.com

Management Address

Street Address

2109 Abigail Lane SW

Address Line 2

City

Rochester

State / Province / Region

MN

Postal / Zip Code

55902

Country

USA

Required Safety Seminar

Have you completed the Landlord Public Safety Seminar?

Yes No

Department Data**Applicant Comments**

If you have any comments to share with the application form please enter them here.

Acceptable submission

Can this application be accepted and a record started?

Yes No

Zoning Review Required

Yes No

Zoning Decision

Approve Deny

Zoning District Assigned

R-1 Mixed Single Family

Zoning Comments

Approved for SFD rental per submitted info

Safety Seminar Condition

Has the Landlord Public Safety Seminar condition been complied?

- Yes, owner/manager has safety certificate
 No, owner/manager does not have safety certificate yet

Date Signed

The date will be added automatically when submitted

02/09/2022



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R22-0044H
Permit Application Type: Rental Housing
Site Address: 1540 SE 7 AVE, ROCHESTER, MN 55904
Date: 2/20/2022
Receipt Number: 208035
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$189.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 247899 | 2 Year Building Fee | \$112.00 |
| 247899 | 2 Year Unit Fee | \$37.00 |
| 247899 | Zoning Certificate | \$40.00 |

Total Paid: \$189.00



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

3/8/2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1540 7th Ave SE |
| Date Inspected: | 02/23/2022 |
| Certificate Number: | R22-0044H |
| Certificate Expiration: | New Use |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **April 8th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9.
3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.

4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.
7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.

Upper Level

1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.

Exterior/Garage

1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor.**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611

BUILDING SAFETY DEPARTMENT—HOUSING INSPECTION RECORD—DWELLING UNIT

1540 7th Ave SE

2/23/2022

Address

Date

SFH

| | | | |
|------------------------|---------------|-------------------|-------------|
| Dwelling Unit Location | Type of Unit | Occupied | Overcrowded |
| | 1,151.2 sq ft | 11 | 5 |
| No. of Occupants | Floor Area | Persons Permitted | Unrelated |

| ROOM | LOCATION | | | Sq' | AREA | CEILING HEIGHT | HEAD ROOM | EGRESS WINDOWS | | | | |
|-------------|----------|---|----|----------------|-------|----------------|-----------|----------------|--------------|-------------|-------|--------|
| | U | M | LL | | | | | W: | H: | SILL HEIGHT | | |
| Kitchen | U | M | LL | 14'7" x 8'9" | 127.6 | | | W: | | H: | | |
| Living Room | U | M | LL | 14'2" x 14'3" | 201.9 | | | W: | | H: | | |
| Dining Room | U | M | LL | | | | | W: | | H: | | |
| Den/Office | U | M | LL | | | | | W: | | H: | | |
| Bedroom | U | M | LL | 13'4" x 10'5" | 138.9 | | | W: | 23" | H: | 39.5" | 40" |
| Bedroom | U | M | LL | 12' x 9'6" | 114 | | | W: | 23" | H: | 39.5" | 39" |
| Bedroom | U | M | LL | 8'7" x 10'2" | 87.3 | | | W: | 23" | H: | 39.5" | 39" |
| Bedroom | U | M | LL | 13'5" x 10'11" | 146.5 | | | W: | Awning Style | H: | | 51.75" |
| Bedroom | U | M | LL | 11'5" x 10'9" | 123.7 | | | W: | 40" | H: | 24" | 28" |
| Unf. Bment | U | M | LL | | | | | W: | | H: | | |
| Family Room | U | M | LL | 19'6" x 10'10" | 211.3 | | | W: | | H: | | |

| | | | | | | | | |
|--------------------------|-------------------------------------|------------|-------------------------------------|----------------|--------------------------|-----------|--------------------------|------------|
| TYPE OF HEATING | <input checked="" type="checkbox"/> | Forced Air | <input type="checkbox"/> | Steam | <input type="checkbox"/> | Hot Water | <input type="checkbox"/> | Electric |
| TYPE OF HOT WATER HEATER | <input checked="" type="checkbox"/> | Gas | <input type="checkbox"/> | Electric | <input type="checkbox"/> | | | |
| TYPE OF COOKING FACILITY | <input type="checkbox"/> | Gas Range | <input checked="" type="checkbox"/> | Electric Range | <input type="checkbox"/> | Microwave | <input type="checkbox"/> | Range Hood |
| GARBAGE DISPOSAL | <input type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | | | |
| SMOKE DETECTOR | <input checked="" type="checkbox"/> | Electric | <input checked="" type="checkbox"/> | Battery | <input type="checkbox"/> | Wireless | <input type="checkbox"/> | |
| CARBON MONOXIDE DETECTOR | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No | <input type="checkbox"/> | | | |
| FIRE EXTINGUISHER | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Hallway | <input type="checkbox"/> | |

Lower level right bedroom has awning style windows, which need to be replaced for the room to be a legal bedroom.

Wired detectors and battery operated detectors

INSPECTOR: Cassie Rodgers

DATE: 02/23/2022

Signature

Action History (UTC-06:00) Central Time (US & Canada)

by Workflow 5/4/2022 1:24:15 PM (Workflow Start Event)

Submit

by Jones, Lori 5/19/2022 6:17:10 AM (Form Review)

- The task was assigned to CD Rental Team 5/18/2022 1:24:42 PM
- Jones, Lori assigned the task to Jones, Lori 5/18/2022 2:18:29 PM

Completion Requirements

Please note: This form must be completed by the rental property owner or authorized manager in its entirety with all required information filled in accurately. Any sections not completed with relevant information may lead to the request being denied if enough details are not provided to successfully review the request.

Check the box of the type of request you are making:

- Modification - used for requesting an administrative modification of an ordinance or related to egress windows
- Correction Order - used to request an extension of a correction order assessed by an inspector

Type of Request*

- Modification (administrative/egress)
- Correction Order Extension

Owner and Property Info

Business Name

Fidelis Properties

First Name*

Ian

Last Name*

Cameron

Email Address*

karencameron@kw.com

Phone Number*

(507)-3982

Owner Address*

Street Address

PO Box 8203

Address Line 2

City

Rochester

Postal / Zip Code

55903

State / Province / Region

MN

Country

USA

Rental Property Address*

1540

Number (ex. 1234)

7

Street Name (Ex. Peace)

Ave

Street Type (Ex. Ave)

SE

Direction (Ex. NW)

Rental Unit

Rental Certificate

R22-0044H

Ex. R21-0001H

Type of Dwelling*

Single Family/Townhome

What year was the structure built?*

1968

Ex. 1998

Modification Details

CITY OF ROCHESTER HOUSING CODE CHAPTER 7-1 SEC. 7-1-9: Modifications:

Whenever there are practical difficulties involved in carrying out the provisions of the housing code, the city designated building official shall have the authority to grant modifications for individual cases, provided the city designated building official shall first find that a special individual reason makes the strict letter of the housing code impractical and the modification is in compliance with the intent and purpose of the housing code and that such modification does not lessen health, life and fire safety requirements. The details of action granting modifications shall be recorded and entered in the department files.

The City of Rochester Code of Ordinances pertaining to modifications can be viewed [here](#).

Indicate which Housing Code provision you are requesting be modified for this property:*

Window height does not comply. Initial Inspector recommended replacing current opening and adding hard wired smoke detectors. 1. The measured dimensions of the windows in the lower level right bedroom fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. A building permit is required to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows.

2. The windows in the lower level right bedroom do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modi

Please attach Inspector's Corrections Order Notice if available

Egress Window*

Does the modification request include egress windows?

- Yes
- No

Egress Window Specifications

Please provide the specific details of where the window is in the property, the dimensions in inches, and the sill height in inches.

Location of Window*

X

Size of Window*

X
(example: 24 x 72 inches)

Sill Height*

X
(example: 23 inches)

Click Add to include multiple windows if needed.

What do you suggest as an alternative to help compensate for the non-compliant windows?*

Rory's will replace window and licensed electrician will install hard-wired smoke detectors.

For example: There is an adequate means of egress available other than the window.

What factors make it impractical to comply with the strict letter of the Code? *

X
For example: Impractical to lower floor or raise ceiling of room to achieve minimum ceiling height due to existing construction.

How will it provide an approximately equivalent level of safety for the occupants? *

X
For example: I will install interconnected, hard-wired smoke detectors to compensate, or modification is so minor that it is insignificant.

Extension Details

Completion Date *

When will the corrections be completed?
06/01/2022

Reason for Extension *

Please explain why you are requesting an extension.
Backlog

By signing and submitting this form you acknowledge understanding and agree that this/these correction(s) must be completed by the above completion date. A re-inspection must be scheduled on or before the completion date. You agree to obtain the necessary building permit(s) if required for its completion. If you do not fulfill the terms of this extension agreement the Code violation may be referred to the City Attorney for legal action.

Applicant *

Who is completing this form?
 Owner Authorized Manager

Authorized Manager

Manager Last Name *

Cameron

Manager First Name *

Karen

Manager Email *

karencameron@kw.com

Manager Phone Number *

(507)398-2409

Attachments and Acknowledgments

Attachments

Attachment Name

Attachment Link

Rental Information

Verify Rental Certificate *

R22-0044H

Rental Expiration Date

2/1/2022

Modification Review

Modification Decision *

Approved Denied Approved, with conditions

City of Rochester Ordinance *

Rochester City Housing Code (7-3-17) requires a sill height of 48"

Modification Comments *

Your request is for a modification of the sill height for an awning window currently in place of 51.75". I have reviewed the request and the current building code requires a sill height of 44". However, the Rochester City Housing Code (7-3-17) requires a sill height of 48". Since the Housing code gives an additional 4" compared to the building code, your request to keep the sill height at 51.75" with a new replacement window is denied. When replacing the new egress window (permits required) the sill height will need to be at 48".

Extension Review

Extension Decision *

Approved Denied

Extension Due Date *

09/01/2022

Extension Comments *

This request regarding an extension for scheduling a re-inspection for the above property is approved. The request to extend is due to a delay in getting window materials. On the extension form dated May 4, 2022, an extension date was not provided. In reviewing your file, we feel that reasonable time to complete this correction will be granted. Thus, you will need to have all items, including ALL violations on the Notice of Violation dated March 8, 2022 completed no later than September 1, 2022. Please call 507-328-2600 or email rbsrental@rochesternm.gov to schedule your appointment prior to September 1, 2022.

If you have any further questions, please feel free to contact me.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

~~3/8/2022~~
May 18, 2022

NOTICE OF VIOLATION

Property Owner

Fidelis Properties LLC
Attn: Ian Cameron
41 Littlefield Terrace
San Francisco, CA 94107

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1540 7th Ave SE**
Date Inspected: **02/23/2022; REI 05/06/2022**
Certificate Number: **R22-0044H**
Certificate Expiration: **New Use**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Lower Level

1. The measured dimensions of the windows **in the lower level right bedroom** fail to meet the egress window requirements. The windows in the bedrooms are awning style. These windows will require replacement with one compliant egress window as per R.C.O. 7-2-17. **A building permit is required** to replace the required egress windows. Window building permits are issued over the counter at our office at the above address. You will need to bring the size dimensions of your windows. **5/6/22 Extension in Progress**
2. The windows in the lower level right **bedroom** do not meet current egress standards of a sill height of 48" or less (measured 51.75") as per R.C.O 7-2-17. The windows (once replaced) qualify for a modification (a process that involves written approval and a licensed electrician securing an electrical permit and installing hardwired smoke detectors in the bedrooms). Complete and return the modification form included with this letter within 10 days. Do not proceed with the modification until you receive an approval letter from our department. R.C.O. 7-1-9. **5/6/22 Extension in Progress**
- ~~3. The ceiling in the right bedroom closet is not complete, with exposed plumbing, ducting and joists. Repair the ceiling in a workmanlike state of repair and maintained so as to~~

~~permit them to be kept in a clean and sanitary condition, and to prevent tenants from using the components inappropriately, as R.C.O. 7-3-3.~~

- ~~4. The electrical outlet in the right bedroom closet ceiling is missing the cover. Install a new cover as per R.C.O. 7-2-24.~~
5. A new water heater was installed without the required permit and inspection (2018). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7. **5/6/22 Issue persists**
- ~~6. The screens are missing on the lower level windows. Every basement window used or intended to be used for ventilation and any other opening to a basement that might provide an entry for rodents and outside elements, must be supplied with a screen that will prohibit the entry of rodents and outside elements, as per R.C.O. 7-2-27.~~
- ~~7. The window in the left bedroom was not able to be locked. This window is required to be operational to meet safety requirements, and allow the window to be weathertight. Restore the window so it can be locked, as per R.C.O. 7-3-4.~~

Upper Level

- ~~1. The shower head is in disrepair (water spraying from the fitting). Repair the shower to a leak free condition or replace the shower head in a workmanlike manner, as per R.C.O. 7-3-7.~~

Exterior/Garage

- ~~1. The graspable handrail for the deck stairs is missing. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.~~
2. There is a missing outlet/cover, and a missing outlet cover in the garage. Install the appropriate outlet/covers, as per R.C.O. 7-2-24. **All electrical work must be done by a licensed electrical contractor. 5/6/22 Issue persists**

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 13, 2022

Final Notice of Expired Certificate

Rental License: R22-0044H
Rental Property: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
 41 LITTLEFIELD TERRACE
 SAN FRANCISCO, CA 94107

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

September 21, 2023

LATE COMPLIANCE NOTICE

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

FIDELIS PROPERTIES LLC - IAN CAMERON
41 LITTLEFIELD TERRACE
SAN FRANCISCO, CA 94107

October 23, 2023

Final Notice of Late Compliance

Rental License: R22-0044H
Rental Property Address: 1540 7 AVE SE
Rental Expiration Date: 03/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

721 14 St NE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-5305H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/15/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 721 14 ST NE |
| OWNER | IMC Properties |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

May 5, 2021

KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

721 14 ST NE
 Rental License No. R06-5305H
 Renewal Fees 149.00
 Expiration Date 08/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 7/27/2021
Receipt Number: 197825
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231295 | 2 Year Building Fee | \$112.00 |
| 231295 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

IMC PROPERTIES
CAMERON, IAN MURPHY
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R06-5305H
Rental Property: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

IMC PROPERTIES
 CAMERON, IAN MURPHY
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5305H
Rental Property Address: 721 14 ST NE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

April 11, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **May 11, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631

May 17, 2023

NOTICE OF VIOLATION

PROPERTY OWNER

IMC Properties
Cameron, Ian Murphy
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 721 14th St NE |
| Date Inspected: | 4/7/2023; 5/17/2023 |
| Certificate Number: | R16-5305H |
| Certificate Expiration: | 8/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 5, 2023** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The down spout and extension on the south west corner of the home need to be address to get more pitch to the extension and to have the water exit the extension further to the east to prevent the water from flowing downhill toward the home, as per R.C.O. 7-4-11.
2. The west side of the yard next to the house has settled causing a low spot next to the foundation where water can accumulate next to the foundation. Regrade this area to provide a slope that will move water away from the home, as per R.C.O. 7-4-11.
3. There is a crack in the block wall in the south west corner of the home. Repair the crack to ensure it is water proof and prevent any further damage to the foundation, as per R.C.O. 7-4-18.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Josh Boutelle

Josh Boutelle
Rental Housing Inspector
jboutelle@rochestermn.gov
(507) 328-2631



COMMUNITY DEVELOPMENT
 4001 West River Pkwy NW, Suite 100
 ROCHESTER, MN 55901-6971
 PHONE (507) 328-2600
 FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-5305H
Permit Application Type: Rental Housing
Site Address: 721 NE 14 ST, ROCHESTER, MN 55906
Date: 9/11/2023
Receipt Number: 238073
Description of Work: SFD
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$449.50 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--|-----------|
| 272585 | Late Compliance Fee 1-4 Units 121-150 days | \$125.00 |
| 272585 | Late Compliance Fee 1-4 Units 151-180 days | \$150.00 |
| 272585 | Late Compliance Fee 1-4 Units 91-120 days | \$100.00 |
| 279446 | 1 Year Building Fee | \$56.00 |
| 279446 | 1 Year Unit Fee | \$18.50 |

Total Paid: \$449.50

12 25 St SW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M
KC PROPERTIES OF
ROCHESTER, LLC
409 ABIGAIL LN SW
ROCHESTER, MN 55903

**Certificate#
R19-0171H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/25/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 12 25 ST SW |
| OWNER | CAMERON, IAN M |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 06/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R19-0171H
Permit Application Type: Rental Housing
Site Address: 12 SW 25 ST, ROCHESTER, MN 55902
Date: 4/22/2021
Receipt Number: 192511
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 227515 | 2 Year Building Fee | \$112.00 |
| 227515 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R19-0171H
Rental Property: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, IAN M
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 9, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R19-0171H
Rental Property Address: 12 25 ST SW
Rental Expiration Date: 06/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3707 7 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN
KC PROPERTIES OF ROCH
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R18-0357H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **1/16/2019** for the units at:

| | |
|----------------------------|---------------------|
| ADDRESS | 3707 ST NW |
| OWNER | CAMERON, IAN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 11/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

August 11, 2020

CAMERON, IAN
 KC PROPERTIES OF ROCH
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3707 ST NW

| | |
|--------------------------|------------------------|
| Rental License No. | R18-0357H |
| Renewal Fees | 120.00 |
| Expiration Date | 11/01/2020 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 8/26/2020
Receipt Number: 180688
Description of Work: Single Family Dwelling
Payment Received From: Fidelis Properties

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 215273 | 2 Year Building Fee | \$90.00 |
| 215273 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00





3707



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R18-0357H
Rental Property: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R18-0357H
Permit Application Type: Rental Housing
Site Address: 3707 NW 7 ST, ROCHESTER, MN 55901
Date: 08/05/2022
Receipt Number: 217163
Description of Work: Single Family Dwelling
Payment Received From: KAREN CAMERON

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID: Thirstrup, Justin

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 258364 | 2 Year Building Fee | \$112.00 |
| 258364 | 2 Year Unit Fee | \$37.00 |
| Total Paid: | | \$149.00 |

August 29, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **3707 7th St NW**
Date Inspected: **8/29/22**
Certificate Number: **R18-0357H**
Certificate Expiration: **11/1/2020**
Number of Units: **1**

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main

1. The kitchen false front is missing. Replace the false front for the cabinet so it can be washable and easily cleaned, as per R.C.O. 7-3-8.
2. There is a kitchen cabinet in disrepair. Re-attach the cabinet doors and/or repair the cabinet drawers to full and proper function, as per R.C.O. 7-3-8.
3. The required smoke detector in this unit is inoperable, keeps beeping; repair and/or replace the smoke detector ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The full bathroom tub spout diverter is non-operable (full stream when diverted). Repair or replace the tub fixture in a workmanlike condition, as per R.C.O. 7-3-7.\

Exterior

1. The garage door opener on the exterior is inoperable. Repair the appliance so that it is operable as per R.C.O. 7-3-8.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.
3. The protective sealant going around the gas line has deteriorated and/or never been installed. Provide a tight seal around the gas line to prevent water intrusion behind the siding and rotting the substrate, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R18-0357H
Rental Property Address: 3707 ST NW
Rental Expiration Date: 11/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 7, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R18-0357H
Rental Property Address: 3707 7 ST NW
Rental Expiration Date: 11/01/2020
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

15 10 St NW



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, IAN M.
KC PROPERTIES OF ROCHESTER
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

Certificate#
R17-0027H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/4/2019** for the units at:

| | |
|----------------------------|------------------------|
| ADDRESS | 15 10 ST NW |
| OWNER | CAMERON, IAN M. |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 02/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 BUILDING SAFETY DEPARTMENT
 4001 West River Pkwy NW, Suite 100 MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

November 5, 2020

CAMERON, IAN M.
 KC PROPERTIES OF ROCHESTER
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

15 10 ST NW
 Rental License No. R17-0027H
 Renewal Fees 120.00
 Expiration Date 02/01/2021
 Building Type SINGLE FAMILY DWELLING
 Number of approved units 1



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R17-0027H
Permit Application Type: Rental Housing
Site Address: 15 NW 10 ST, ROCHESTER, MN 55901
Date: 2/24/2021
Receipt Number: 189491
Description of Work: Single Family Dwelling
Payment Received From: Fidelis

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$132.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|--------------------------------------|-----------|
| 220303 | 2 Year Building Fee | \$90.00 |
| 220303 | 2 Year Unit Fee | \$30.00 |
| 225928 | 1-30 Day Penalty Fee (Batch Process) | \$12.00 |
| Total Paid: | | \$132.00 |

September 22, 2021**EXTERIOR COMPLEX****PROPERTY OWNER**KC Properties of Rochester
Attn: Karen Cameron
2109 Abigail Lane S.W.
Rochester, MN 55902

| | |
|-------------------------|---|
| Rental Property: | 15 – 10th Street N.W. |
| Date Inspected: | 9/21/2021 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | 2/1/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **Wednesday October 13th 2021** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

1. The screen for the 2nd floor (S.W. corner) window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
2. The screen (on the N. side corner) of the back porch 2nd floor window is in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-3-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The window on the front porch (next to the entrance door) has a missing screen. Repair or replace the screen in a workmanlike manner as per R.C.O. 7-3-4.
4. There is a window outside the back porch of the home is broken and needs to be repaired and placed back on the home where needed. Repair or replace the glass in a workmanlike manner as per R.C.O. 7-3-4.
5. The front storm door of the property is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
6. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(2 couches next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

7. There are items left/abandoned on the exterior of this property that require your attention. Specifically, **(trash debris and many other items strewn around the property and off the alley next to the garage)**. All open areas and parts of the premises shall be maintained and kept in a reasonably clean and neat condition in accordance with R.C.O. 7-3-21.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Jay Bohan

Jay Bohan
Building Safety Inspector
jbohan@rochestermn.gov
(507) 328-2608



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 2, 2022

Final Notice of Expired Certificate

Rental License: R17-0027H
Rental Property: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

August 30, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail Lane SW
C/O Karen Cameron
Rochester, MN 55902

Property Manager

Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

| | |
|-------------------------|-------------------------------------|
| Rental Property: | 15 10th Street NW |
| Date Inspected: | August 29, 2022 |
| Certificate Number: | R17-0027H |
| Certificate Expiration: | February 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **September 29, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Basement

1. The required smoke detector in the basement is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Main

1. The combination smoke detector/carbon monoxide detector failed to operate (batteries missing). Repair and/or replace the combination smoke detector/carbon monoxide detector **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-1-5. You will only need a smoke detector on this level.
2. The front storm door is in a poor state of repair. Repair and/or replace the storm door in a workmanlike state that provides a weather tight fit and free from the elements, as per R.C.O. 7-3-4.
3. Tighten the loose door knob on the front entry door, as per R.C.O. 7-3-8.
4. The fan in the bathroom is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning, repairing and/or replacing the fan, as per R.C.O. 7-3-8.

Upper Level

1. The handrail for the stairs is not secured. Secure or install the exiting handrail so that it is capable of supporting the anticipated load. If a new handrail is installed, returns to the finished surface must also be installed. This railing must be installed at a height of 34" to 38" measured vertically from the nose of each step and shall extend the full length of the stairs, as per R.C.O. 7-3-5.

2. The screen in bedroom 3 is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
3. The screen in bedroom 2 is not secured. Provide and install or repair the screen for this window, as R.C.O 7-3-8. The Rochester Code of Ordinances 7-2-26 requires installation and maintenance of screen between June 1st and October 15. Provide and install the required screens.
4. The tub surface in the bathroom is in a deteriorated condition. Restore the surround to a workmanlike state of repair, by verifying the integrity of the substrate, re-securing and/or replacing the surround material, re-grouting and/or re-caulking all joints, and generally restore the character of the surround so that it is watertight, easily cleanable, smooth, clean and tight, as per R.C.O. 7-3-7. This will need to be done prior to the next biennial inspection on February 1, 2023.

Exterior

1. The duct seal for the air conditioner hose going into the house is in disrepair. Apply a sealant too cover the hole, as per R.C.O. 7-3-2.
2. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Lori Jones

Lori Jones
Chief Rental Housing Inspector
ljones@rochestermn.gov
(507) 328-2610



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

February 15, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, IAN M.
2109 ABIGAIL LN SW
C/O KAREN MAMERON
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, IAN
 C/O KAREN CAMERON
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 8, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R17-0027H
Rental Property Address: 15 10 ST NW
Rental Expiration Date: 02/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

3071 Rose
Heights Dr SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROPTIES OF ROCHESTER
LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R10-0222H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **4/15/2019** for the units at:

| | |
|----------------------------|--------------------------------|
| ADDRESS | 3071 ROSE HEIGHTS DR SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

Renewal Fees 120.00
Expiration Date 09/01/2020
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

BUILDING SAFETY DEPARTMENT
4001 West River Pkwy NW, Suite 100 MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

June 3, 2020

CAMERON, KAREN
KC PROPTIES OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

3071 ROSE HEIGHTS DR SE

Rental License No.

R10-0222H



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 8/26/2020
Receipt Number: 180685
Description of Work: Single Family Dwelling
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$120.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 210873 | 2 Year Building Fee | \$90.00 |
| 210873 | 2 Year Unit Fee | \$30.00 |

Total Paid: \$120.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|--------------------------------|
| Rental Property: | 3071 Rose Heights Dr SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R10-0222H |
| Certificate Expiration: | 09/01/2020 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Exterior

1. The front outside entry stairs going to the front door have a loose board on the landing. Repair or replace boards as necessary to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.

Lower Level

1. The beds are blocking the egress window in both lower level bedrooms. The tenants must be informed and take appropriate action to move the beds to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
2. The light switch in the bedroom has a missing rotary knob. Install an appropriate knob to allow for proper operation of the light, as per R.C.O. 7-3-24.
3. The required smoke detector in the first bedroom is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling ***within forty-eight (48) hours*** of receiving this letter, as per R.C.O. 7-2-13.
4. The pop-up plug in the en suite bathroom sink is missing. Provide or restore the pop-up plug to original operation or install a sink strainer if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.
5. The bathroom shower fixtures are not secure. Secure the fixtures in a workmanlike condition by either repairing and/or replacing the fixtures, as per R.C.O. 7-3-7.

Upper Level

1. The door knob for the first bedroom is missing. Replace the door knob, as per R.C.O. 7-3-8.

2. The fan in the bathroom of this unit is in need of a thorough cleaning and lubrication. Restore the fan to proper operation by cleaning the fan, as per R.C.O. 7-3-8.
3. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
4. The light in the microwave/range hood is not working; check and verify power to light and repair or replace the bulb if needed to allow the light to work properly, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R10-0222H
Permit Application Type: Rental Housing
Site Address: 3071 SE ROSE HEIGHTS DR, ROCHESTER, MN 55904
Date: 6/27/2022
Receipt Number: 214918
Description of Work: Single Family Dwelling
Payment Received From: Karen Caneron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 256073 | 2 Year Building Fee | \$112.00 |
| 256073 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R10-0222H
Rental Property: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R10-0222H
Rental Property Address: 3071 ROSE HEIGHTS DR SE
Rental Expiration Date: 09/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

809 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN

Certificate#
R06-1184H

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **10/24/2018** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 809 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 2 |
| CERTIFICATE EXPIRES | 01/01/2020 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

651-296-3353 or 800-657-3787

Randy Johnson

Building Safety Director

Conditions:

IN COMPLIANCE 10/24/2018



City of Rochester

BUILDING SAFETY DEPARTMENT
2122 CAMPUS DR. S.E. ROCHESTER, MN 55904-7477
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

October 4, 2019

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

809 9 AVE SE

| | |
|--------------------------|------------|
| Rental License No. | R06-1184H |
| Renewal Fees | 150.00 |
| Expiration Date | 01/01/2020 |
| Building Type | DUPLEX |
| Number of approved units | 2 |



Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 11/8/2019
Receipt Number: 167235
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$150.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 196889 | 2 Year Building Fee | \$90.00 |
| 196889 | 2 Year Unit Fee | \$60.00 |

Total Paid: \$150.00



ROCHESTER

Minnesota

FIRST CLASS CITY • FIRST CLASS SERVICE



BUILDING SAFETY DEPARTMENT
2122 Campus Drive S.E. - Suite 300
Rochester, MN 55904-4744
(507) 328-2600
FAX (507) 328-2601

November 25, 2019

NOTICE OF VIOLATION

PROPERTY OWNER

KC Properties of Rochester, LLC
Karen Cameron
2109 Abigail Lane SW
Rochester, MN 55902

Rental Property: **809 SE 9th Avenue**
Date Inspected: **11/14/2019**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2020**
Number of Units: **2**

In accordance the Rochester Code of Ordinances (RCO), 7-1-10 a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **December 16 2019** and call (507)328-2600 or email bsrental@rochestermn.gov to request an appointment for the required re-inspection.

Main Floor Unit

1. The window in the kitchen that is facing the exterior stairs has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.
2. The bed is blocking the egress window in the main floor bedroom to the left. The tenant must be informed and take appropriate action to move the bed to another location in the room to allow access to the egress window. The primary concern is that all sleeping areas must meet egress requirements, as per R.C.O. 7-2-17.
3. The wiring for the kitchen outlets that are to the right and left of the kitchen sink on the wall are inoperable. Remove and/or install wiring to current electrical code standards, as R.C.O. 7-3-14. All electrical work must be done by a licensed electrical contractor.

Upper level Unit

1. The bedroom window operators and latch were missing in the bedroom at the end of the hall. Replace the operators/hardware to restore the window to proper operation to meet egress and ventilation requirements as R.C.O 7-2-17.
2. There is a hole in the bathroom wall from a contractor. Repair the wall in a workmanlike state of repair and maintained so as to permit them to be kept in a clean and sanitary condition as R.C.O. 7-3-3.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Karen McLeer

Karen McLeer
Building Safety Inspector
kmcleer@rochestermn.gov
507-328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Outstanding Fees \$186.00

Outstanding fees include biennial, missed appointment, and re-inspection fees. For your convenience we now accept online payments at www.rochestermn.gov/citizenaccess

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-1184H
Permit Application Type: Rental Housing
Site Address: 809 SE 9 AVE, ROCHESTER, MN 55904
Date: 2/2/2022
Receipt Number: 207118
Description of Work: Duplex
Payment Received From: Karen Cameron

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$186.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 244672 | 2 Year Building Fee | \$112.00 |
| 244672 | 2 Year Unit Fee | \$74.00 |

Total Paid: \$186.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-1184H
Rental Property: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/23/2022

NOTICE OF VIOLATION

Property Owner

KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **809 9th Ave SE**
Date Inspected: **09/22/2022**
Certificate Number: **R06-1184H**
Certificate Expiration: **01/01/2022**
Number of Units: **2**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 24th, 2022** and submit digital photos/videos **when all of the violations have been completed to** <https://www.rochestermn.gov/home/showpublisheddocument/21118/637456094159030000> to verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Unit 809

1. The infinite switch for the back right burner is starting to fail. Repair or replace the stove as per R.C.O. 7-3-8.
2. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.

Unit 809 ½

1. The pop-up plugs in the bathroom sink and bath tub missing and/or non-operational. Provide or restore the pop-up plug to original operation or install a **sink strainer** if the age of the sink does not permit an operational pop-up plug in the bathroom sink, as per R.C.O. 7-3-7.

Exterior

1. The clothes dryer vent has a build-up of lint causing the backdraft flap to be non-operational. Clean the existing vent or replace the dryer vent with a louver-type vent to allow the exhaust and lint to vent directly to the exterior, as per R.C.O. 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov - (507) 328-2611



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55901

May 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020
Notice: Final Notice Letter

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment outstanding, and Inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 1, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-1184H
Rental Property Address: 809 9 AVE SE
Rental Expiration Date: 01/01/2020

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1305 3 St NE



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 17, 2023

Final Notice of Late Compliance

Rental License: R06-5831H
Rental Property Address: 1305 3 ST NE
Rental Expiration Date: 07/01/2022
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1230 10 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

**Certificate#
R06-6559H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1230 10 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson
Building Safety Director

Conditions:

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 5592

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

1230 10 AVE SE
Rental License No. R06-6559H
Renewal Fees 149.00
Expiration Date 08/01/2021
Building Type SINGLE FAMILY DWELLING
Number of approved units 1



City of Rochester

COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rocheatermn.gov

RECEIPT

Application Number: R06-6559H
Permit Application Type: Rental Housing
Site Address: 1230 SE 10 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197822
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231331 | 2 Year Building Fee | \$112.00 |
| 231331 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00

5/18/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|------------------------------------|
| Rental Property: | 1230 10th Ave SE |
| Date Inspected: | 05/06/2022 |
| Certificate Number: | R06-6559H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **June 17th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

General

1. A new water heater was installed with the required permit but not the inspection (R20-1358RP, K&S). The Rochester Building Safety Department requires a plumbing permit and inspection for the installation of a new water heater to ensure the appliance was installed to code and in a safe manner. Direct your licensed plumbing contractor to schedule an inspection, as per R.C.O. 7-3-7.
2. A new air conditioner was installed with the required permit but not the inspection (R21-4967RM and R21-4968RE, K&S). The Rochester Building Safety Department requires a mechanical and electrical permit and inspection for the installation of a new air conditioner to ensure the appliance was installed to code and in a safe manner. Direct your licensed contractors to schedule an inspection, as per R.C.O. 7-3-8.

Lower Level

1. The clothes dryer duct has duct tape at the connecting seams. All joints, longitudinal and transverse seams, and connections in ductwork shall be securely fastened and sealed with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric systems, liquid sealants, or tapes. Unlisted duct tape is not permitted as a sealant on any duct, as per R.C.O. 7-3-8.

Main Level

1. The required smoke detector in the hallway is missing; install a smoke detector either on the ceiling or no more than 12" down from ceiling and no less than 4" down from ceiling **within forty-eight (48) hours** of receiving this letter, as per R.C.O. 7-2-13.



City of Rochester, Minnesota
4001 W River Parkway NW, Suite 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

9/21/2022

NOTICE OF VIOLATION

Property Owner

KC Properties of Rochester, LLC
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

Rental Property: **1230 10th Ave SE**
Date Inspected: **05/06/2022; 09/19/2022**
Certificate Number: **R06-6559H**
Certificate Expiration: **08/01/2021**
Number of Units: **1**

In accordance with Section 7-1-10 of the Rochester Code of Ordinances (RCO), a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. As discussed and mutually agreed, please resolve these items by **October 21, 2022** and submit digital photos/videos **when all the violations have been completed to** <https://www.rochestermn.gov/government/departments/building-safety/rental-housing> too verify compliance. **Please read the instructions on how to upload your pictures prior to uploading.** If the instructions are not followed, your photos/videos will not be accepted. You may also call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Main Level

1. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Mike Engstrom

Mike Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629

2. The window in the bedroom has a cracked or broken pane of glass. Repair or replace glass in a workmanlike manner as per R.C.O. 7-3-4.

Upper Level

1. The right bedroom window hardware failed to operate the window. The hardware needs to be replaced or lubricated. Restore the window to proper operation to meet egress and ventilation requirements, as per R.C.O 7-2-17.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers
Building Safety Inspector
crodgers@rochestermn.gov
(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 28, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6559H
Rental Property: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

CAMERON, KAREN
KC PROP OF ROCHESTER, LLC
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the msot recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 KC PROP OF ROCHESTER, LLC
 219 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6559H
Rental Property Address: 1230 10 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services

945 6 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6561H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **11/14/2019** for the units at:

| | |
|----------------------------|----------------------|
| ADDRESS | 945 6 AVE SE |
| OWNER | KC PROPERTIES |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 08/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE

detach here and return with payment

Rental Property Address

| | |
|--------------------------|------------------------|
| 945 6 AVE SE | |
| Rental License No. | R06-6561H |
| Renewal Fees | 149.00 |
| Expiration Date | 08/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



City of Rochester
COMMUNITY DEVELOPMENT DEPARTMENT
4001 West River Pkwy NW,
Suite 100 Rochester MN 55901-6971
PHONE (507) 328-2600 FAX (507) 328-2601
www.rochestermn.gov

May 5, 2021



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6561H
Permit Application Type: Rental Housing
Site Address: 945 SE 6 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197823
Description of Work: SFD
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 231332 | 2 Year Building Fee | \$112.00 |
| 231332 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 4, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

9/22/2022

NOTICE OF VIOLATION**Property Owner**KC Properties
Attn: Karen Cameron
2109 Abigail Ln SW
Rochester, MN 55902

| | |
|-------------------------|----------------------------------|
| Rental Property: | 945 6th Ave SE |
| Date Inspected: | 09/22/2022 |
| Certificate Number: | R06-6561H |
| Certificate Expiration: | 08/01/2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 24th, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS**Lower Level**

1. The bottom step to the lower level is not properly supported, causing the flooring to bow. Repair the step to safe workmanlike state of maintenance, as per R.C.O. 7-3-5.
2. The heat register in the family room ceiling is missing the heat cover. Restore the heat duct to proper operation by getting the appropriate sized heat register cover, as per R.C.O. 7-3-8.
3. The bathroom vanity has water damage to the front exterior. Replace the water damaged portions of the vanity so it can be washable and easily cleaned, as per R.C.O. 7-3-8.

Main Level

1. The screen in the back storm door is missing. Repair the screen for this door, as per R.C.O. 7-3-8.

Exterior

1. The exterior deck has loose or rotted supports or deck boards (top step board, and board right of side entry near vent). The deck shall maintain a sound surface and support. Repair and/or replace the necessary supports/boards, as per R.C.O. 7-3-5.
2. The paint is peeling from the front entry stoop. Exposed surfaces of exterior walls on a building above ground level shall be maintained in good repair so as to provide both sufficient covering and sufficient protection of the surface underneath against its deterioration. Repair or repaint the stoop in a workmanlike state of repair **by the next biennial inspection (08/01/2023)**, as per R.C.O. 7-3-2.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (RCO 7-5-9)

Cassie Rodgers

Cassie Rodgers

Building Safety Inspector

crodgers@rochestermn.gov

(507) 328-2611



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 25, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Second Warning

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Fees Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 14 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
Email: rbsrental@rochestermn.gov
Phone: 507-328-2600

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

October 23, 2023

Final Notice of Late Compliance

Rental License: R06-6561H
Rental Property Address: 945 6 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Expired - Final Notice

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment Due and Inspection needs to be scheduled

Please contact Community Development at 507-328-2600 within 7 days from the date of this notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not recieved by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 90 days. This would be applied for rental certificates beyond 90 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
Manager of Housing and Neighborhood Services

1533 9 Ave SE



HOUSING REGISTRATION CERTIFICATE

Building Safety Department
2122 Campus Dr SE
Suite 300
Rochester MN 55904-4744
Phone: (507) 328-2600
Fax: (507) 328-2601
www.rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

**Certificate#
R06-6569H**

THIS IS TO CERTIFY THAT the building listed below has been inspected and found to be in compliance with the Rochester City Housing Code on **9/24/2019** for the units at:

| | |
|----------------------------|-----------------------|
| ADDRESS | 1533 9 AVE SE |
| OWNER | CAMERON, KAREN |
| UNITS APPROVED | 1 |
| CERTIFICATE EXPIRES | 09/01/2021 |

Please post a copy of this Housing Registration Certificate in a conspicuous place in the rental property per Rochester Code of Ordinance 38.07.

For information regarding the rights and obligations of the owners and tenants, you may contact:

Office of Minnesota Attorney General 651-296-3353 or 800-657-3787
445 Minnesota Street Suite 1400
Saint Paul, MN 55101-2131

Randy Johnson

Building Safety Director

Conditions:



City of Rochester
 COMMUNITY DEVELOPMENT DEPARTMENT
 4001 West River Pkwy NW,
 Suite 100 Rochester MN 55901-6971
 PHONE (507) 328-2600 FAX (507) 328-2601
 www.rochestermn.gov

June 4, 2021

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

BIENNIAL HOUSING REGISTRATION AND INSPECTION NOTICE

This rental property is due for the payment of the renewal fee and scheduling of a routine inspection per Rochester City Ordinance Chapter 7, Section 7-1-10 . The renewal fee must be paid **prior** to scheduling the inspection. (A late fee will be assessed if renewal fees are not received prior to the expiration date of the rental license.)

- * Please detach the notice below and return with your check payable to the City of Rochester.
- * **For your convenience, we also accept credit card payments in person or online at www.rochestermn.gov/citizenaccess as a registered user.**

After payment has been received you must call 507-328-2600 to schedule an inspection.

REMINDER: The landlord or property manager must be present to escort the building inspector throughout the dwelling/building.

Below are a few items to remember while preparing for the inspection.

- * Test smoke detectors for operation. Replace your battery or hard-wired detectors if older than 10 years.
- * If fire extinguishers are required, they must be inspected and tagged annually by a qualified technician.
- * Carbon monoxide-detectors in all rental properties having fuel burning-appliances (such as gas water heater, stove, furnace, etc.)
- * A detailed checklist is available on our website - http://www.rochestermn.gov/bldgsafety/res_rental
- * If you have sold your rental property please let us know by completing a termination form found on our website at: http://www.rochestermn.gov/bldgsafety/res_rental

THIS IS YOUR ONLY NOTICE
 detach here and return with payment

Rental Property Address

1533 9 AVE SE

| | |
|--------------------------|------------------------|
| Rental License No. | R06-6569H |
| Renewal Fees | 149.00 |
| Expiration Date | 09/01/2021 |
| Building Type | SINGLE FAMILY DWELLING |
| Number of approved units | 1 |



COMMUNITY DEVELOPMENT
4001 West River Pkwy NW, Suite 100
ROCHESTER, MN 55901-6971
PHONE (507) 328-2600
FAX (507) 328-2601
www.rochestermn.gov

RECEIPT

Application Number: R06-6569H
Permit Application Type: Rental Housing
Site Address: 1533 SE 9 AVE, ROCHESTER, MN 55904
Date: 7/27/2021
Receipt Number: 197824
Description of Work:
Payment Received From: Karen

| Payment Method | Check# | Comment | Amount |
|----------------|--------|---------|----------|
| Credit Card | | | \$149.00 |

Cashier ID:

PAYMENT DETAILS

| Invoice No. | Fee Category | Fees Paid |
|-------------|---------------------|-----------|
| 233412 | 2 Year Building Fee | \$112.00 |
| 233412 | 2 Year Unit Fee | \$37.00 |

Total Paid: \$149.00



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

KC PROPERTIES
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

January 13, 2022

Final Notice of Expired Certificate

Rental License: R06-6561H
Rental Property: 945 6 AVE SE
Rental Expiration Date: 08/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services

September 20, 2022

NOTICE OF VIOLATION

PROPERTY OWNER

Ian Cameron
2109 Abigail LN SW
Rochester, MN 55902

Property Manager

KC Properties of Rochester
Karen Cameron
409 Abigail LN SW
Rochester, MN 55902

| | |
|-------------------------|-----------------------------------|
| Rental Property: | 1533 9th Ave SE |
| Date Inspected: | September 19, 2022 |
| Certificate Number: | R06-6569H |
| Certificate Expiration: | September 1, 2021 |
| Number of Units: | 1 |

In accordance with the Rochester Code of Ordinances (RCO), 7-1-10, a representative from the Building Safety Department inspected the dwelling unit(s) and premises as referenced above and discovered deficiencies that require your attention. Please resolve these items by **October 20, 2022** and call (507)328-2600 or email rbsrental@rochestermn.gov to request an appointment for the required re-inspection.

CORRECTIONS

Upper level

1. The toilet is leaking at the shut off valve/supply line. Restore the toilet to a leak-free condition by either repairing and/or replacing the shut off and/or supply, as per R.C.O. 7-3-7.
2. The microwave/range hood in the kitchen is missing the exhaust filter; install the appropriate filter to ensure proper function of the installed appliance, as per R.C.O. 7-3-8.
3. The screen in the living room is torn and in a poor state of repair. Provide and install or repair the screen for this window, as R.C.O 7-3-8.

SALE OF PROPERTY

If this property sells before the required corrections are completed, it is the present owner's responsibility to furnish the new owner with a copy of the required corrections. It shall also be the present owner's responsibility to make whatever arrangements are necessary to have the listed corrections completed within the allotted time. (R.C.O. 7-1-8)

Michael Engstrom

Michael Engstrom
Rental Housing Inspector
mengstrom@rochestermn.gov
(507) 328-2629



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

June 24, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
4001 West River Parkway NW, STE 100
Rochester, MN 55901-7090

Phone: 507-328-2600
Fax: 507-328-2601
Email: rbsrental@rochestermn.gov

CAMERON, KAREN
2109 ABIGAIL LN SW
ROCHESTER, MN 55902

August 3, 2022

Final Notice of Expired Certificate

Rental License: R06-6569H
Rental Property: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Inspection needs to be Scheduled

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO Sec. 7-5-1

Taryn Edens
Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Website: www.rochestermn.gov/cd
 Email: rbsrental@rochestermn.gov
 Phone: 507-328-2600

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

March 22, 2023

LATE COMPLIANCE NOTICE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 09/01/2021

The above listed rental certificate has expired. The following item/s must be resolved to renew your rental certificate:

Payment

Inspection needs to be Scheduled (all fees must be paid prior to scheduling)

Please contact Community Development at 328-2600 within 20 days from the date of this final notice to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

Additional fee will be assessed based on the number of units accumulatively per the fee schedule until the certificate is in compliance.

| Number of days past due | 1-4 units | 5-12 units | 12+ units |
|-------------------------|--|--|--|
| 91-120 days | \$100 | \$150 | \$250 |
| 121-150 days | \$125 | \$250 | \$500 |
| 151-180 days | \$150 | \$500 | \$750 |
| 181 days or more | Referred to City Attorney for legal action | Referred to City Attorney for legal action | Referred to City Attorney for legal action |

Taryn Edens
 Manager of Housing and Neighborhood Services



City of Rochester
 4001 West River Parkway NW, STE 100
 Rochester, MN 55901-7090

Phone: 507-328-2600
 Email: rbsrental@rochestermn.gov
 Website: www.rochestermn.gov/cd

CAMERON, KAREN
 2109 ABIGAIL LN SW
 ROCHESTER, MN 55902

JUNE 12, 2023

FINAL NOTICE OF LATE COMPLIANCE

Rental License: R06-6569H
Rental Property Address: 1533 9 AVE SE
Rental Expiration Date: 08/01/2021
Notice: Final Notice Letter Sent

The above listed rental certificate has expired. We have sent two previous Notices of Late Compliance with no action in getting the property into compliance. This notice serves as your final warning. The following item/s must be resolved to renew your rental certificate:

Payment due and inspection needs to be scheduled

Please contact Community Development at 328-2600 **within 10 days from the date of this notice** to make arrangements to resolve the above items. If arrangements are not made, we reserve the right to refer to the city attorney for legal action. Renting without a valid rental certificate is a violation of RCO 7-9-1.

If a rental registration renewal fee is not received by the director prior to the expiration of the certificate, additional fees will be assessed accumulatively as follows:

- 1-30 days past due: \$30
- 31-60 days past due: \$50
- 61-90 days past due: \$50

Furthermore, penalty fees will be assessed when a certificate has been non-compliant and expired beyond 60 days. This would be applied for rental certificates beyond 60 days from renewal date or the correction deadline per the notice of violation issued at the most recent inspection: whichever is later.

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Taryn Edens
 Manager of Housing and Neighborhood Services