

## CHAPTER IV

## BUILDING, HOUSING AND CONSTRUCTION REGULATIONS

Section 400 - Building code400.01. State building code.

Subd. 1. Code adoption. The building code of the state of Minnesota, authorized by Minnesota Statutes, sections 326B.103 to 326B.194, and embodied in the rules of the commissioner of administration, is the building code of the city, and is a part of this Crystal city code as completely as if fully set forth herein. A copy of the state building code must be kept available for public use in the office of the building official.

Subd. 2. Rules adopted.

- (a) The following chapters of Minnesota Rules, together with the most current version of the specific code adopted therein, are adopted by reference:

1300	Administration of the Minnesota Building Code
1301	Building Official Certification
1302	State Building Code Construction Approvals
1303	Minnesota Provisions
1305	Adoption of the International Building Code
1307	Elevators and Related Devices
1309	Adoption of the International Residential Code
1311	Rehabilitation of Existing Buildings
1315	Adoption of the National Electrical Code
1322	Residential Energy Code
1323	Commercial Energy Code
1325	Solar Energy Systems
1335	Floodproofing Regulations
1341	Minnesota Accessibility Code
1346	Adoption of the International Mechanical/Fuel Gas Codes
1350	Manufactured Homes
1360	Prefabricated Structures
1361	Industrialized/Modular Buildings
1370	Storm Shelters (Manufactured Home Parks)
4714	Minnesota Plumbing Code.

- (b) The following optional chapters of Minnesota Rules, are adopted by reference:

- (1) Chapter 1306, Special Fire Protection Systems, with option Minnesota Rules, part 1306.0020, subpart 3;
- (2) Grading, appendix chapter J, 2006 International Building Code; and
- (3) Chapter 1335, Floodproofing Regulations, parts 1335.0600 to 1335.1200.

400.03. Administration. The city building official is responsible for the administration of the building code.

400.05. Licenses required. Except as otherwise provided in this section, it is unlawful to perform a work subject to the provisions of the building code unless that person is currently licensed to do so under applicable provisions of state law. Such work includes, but is not limited to, electrical installations, plumbing, gas appliance installation, high pressure steam fitting installation and elevator construction.

400.07. Permit fees.

Subd. 1. General rule. It is unlawful for any person to perform work subject to the building code for which a permit is required without having obtained such permit and paid the fees required by Crystal city code, appendix IV of the Crystal city code. The building inspector must establish a system for the issuance of required permits in accordance with the building code and Crystal city code, appendix IV.

Subd. 2. Time limits. If the construction or alteration for which a building permit was issued is not commenced within 180 days after the date of the issuance of the permit, the permit expires. Construction in R-1 and R-2 zoning districts must be completed as to the exterior appearance within 12 months of the date of issuance of a permit.

400.11. Penalties. It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish, equip, use, occupy or maintain any building or structure in the city, or cause the same to be done contrary to or in violation of any provision of the state building code embodied in this section. Each day during which a violation of the building code is committed, continued or permitted, constitutes a separate offense.

400.13. Exceptions; owner-occupied single family dwellings.

Subd. 1. Buildings. Permits may be issued to make repairs, additions, replacements and alterations to the plumbing, heating or electrical systems of single family dwelling structures used exclusively for living purposes and accessory buildings thereto. All such work in connection therewith may be performed only by a person who is a bona fide owner of such dwelling and a resident therein, or a member of the owner-occupant's immediate family.

Subd. 2. Immediate family. For purposes of this subsection, the term "immediate family" means a parent, children by birth or adoption, or their spouse living in the dwelling.

Subd. 3. Other regulations. Other provisions of the building code regulating the work permitted by this subsection must be complied with.

Subd. 4. Affidavit required. When an application is made for a permit for work permitted by this subsection, the applicant must file with the building official an affidavit stating that the applicant or the member of the applicant's immediate family who is to do the work is qualified to perform it.

400.15. Certain contractors; state bond required. It shall be unlawful for any person to contract to do gas, heating, ventilation, cooling, air conditioning, fuel burning, or refrigeration work within the city without first filing a bond with the State of Minnesota as required by law.

400.17. Numbering of houses and buildings.

Subd. 1. Numbers required. The owner and each and every occupant of a house or commercial building in the city must place on the front of each such house or commercial building, suitable house or building numbers in accordance with the instructions of the building official. The numbers must be large enough to be read from the street upon which the house or commercial building is located.

Subd. 2. Duties of building official; enforcement. The city building official must enforce this subsection. The city building official must give the owner or occupant of any house or commercial building that does not conform with this subsection ten days written notice within which to comply with the terms of this subsection.

400.19. Enforcement; inspection. The city building official shall enforce this section, consistent with the Minnesota State Building Code, as currently adopted. The city building official may enter buildings or premises at reasonable times to inspect property or to perform the duties imposed by the building code, consistent with the Minnesota State Building Code. The city building official or an agent designated by the building official may seek warrants authorizing the inspection of property.

400.21. State electrical code.

Subd. 1. Authority. The purpose of this subsection is to establish an electrical inspections program administered and enforced by the city. The Minnesota Electrical Act, as adopted by the Commissioner of Labor and Industry pursuant to Minnesota Statutes, sections 326B.31 to 326B.399, is hereby incorporated into this subsection as if fully set out herein. The Minnesota State Building Code incorporates by reference the National Electrical Code pursuant to Minnesota Rules, part 1315.0020. All such codes incorporated herein by reference constitute the electrical code of the City of Crystal.

Subd. 2. Authority to inspect. The city hereby provides for the inspection of all electrical installations, pursuant to Minnesota Statutes, section 326B.36, subdivision 6.

Subd. 3. Compliance. All electrical installations shall comply with the requirements of the electrical code of the city and this subsection.

Subd. 4. Permits and fees. The issuance of permits and the collection of fees shall be as authorized in Minnesota Statutes, section 326B.37, and in Crystal city code, appendix IV.

Subd. 5. Notice and appeal. All notices of violations and orders issued under this subsection shall be in conformance with Minnesota Statutes, section 326B.36, subdivision. 4.

Section 403 – Residential Construction Management

403.01. Purpose. The construction of new one-family or two-family dwellings, and the construction of major additions to existing dwellings, can disrupt the quietude of the neighborhood, damage adjacent public infrastructure, create stormwater and erosion problems, and result in littering and other nuisances. The purpose of this section is to reduce the negative impacts associated with such construction activities.

403.03. Definitions. For the purposes of this section, the terms defined in this subsection have the meanings given them.

Subd. 1. Applicant. “Applicant” means the person or entity that applies for a building permit and that will undertake, or is otherwise responsible for, the work to construct the new construction or major addition.

Subd. 2. Building permit. “Building permit” means a permit issued by the city to construct a new one-family or two-family dwelling, or to construct a major addition to a one-family or two-family dwelling.

Subd. 3. New construction. “New construction” means the construction of a new one-family or two-family dwelling.

Subd. 4. Major addition. “Major addition” means the construction of a second story of any size or a building addition totaling 500 square feet or greater to a one-family or two-family dwelling.

Subd. 5. Residential construction. “Residential construction management agreement” means an agreement prepared by the city and entered into between the applicant for a building permit and the city that, at a minimum, identifies the specific items the applicant must take into consideration and follow during construction.

403.05. Permit.

Subd. 1. Permit issuance. Before the building official may issue a building permit for new construction or a major addition, the applicant shall comply with the following requirements:

- (a) Pre-construction meeting. The applicant shall attend a meeting with city staff to discuss code requirements and the residential construction management agreement.
- (b) Residential construction management agreement. The applicant shall complete and execute a residential construction management agreement on a form provided by the building official. The applicant is required to notify any subcontractors working on the project of the requirements of the agreement. Failure to comply with the terms of the agreement can result in a delay in construction, the issuance of a stop work order, or the initiation of other enforcement actions.

- (c) Cash escrow. The applicant shall furnish a cash escrow to the city in the amount established in the city's fee schedule. The city may draw on the cash escrow as needed to reimburse itself for the costs to repair damage to public property, install or repair erosion control measures, or to remedy code violations. If the city determines the amount of escrow provided is not sufficient to fully reimburse the city for its costs, the city may provide the applicant written notice of the need to deposit additional funds in the escrow account. The applicant shall provide the city the required additional cash escrow within 30 days of the date of the written notice. The cash escrow shall be held by the city until the final certificate of occupancy is issued for the project, at which time the remaining escrow balance will be refunded, without interest, to the applicant.
- (d) Property signage. A sign shall be posted by the applicant on the property at least five days before new construction or a major addition commences, identifying the property address, type of project such as "New Home" or "Home Addition", the applicant, and the name and working phone number for the applicant's project manager. The sign face shall be four square feet in area. The lettering on the sign shall be of a sufficient size to be, in the judgement of the building official, visible from the street. The sign shall not be placed in the public right-of-way and shall be maintained until the certificate of occupancy is issued for the project.

Section 407 – Certificate of Occupancy407.01. Certificate of occupancy.

Subd. 1. Purpose and authority. The purpose of the certificate of occupancy procedure is to provide an administrative review process to ensure compliance with Crystal city code, chapters IV and V prior to the establishment or change of any business within the city. The building official shall consider and render decisions on all applications for certificates of occupancy.

Subd. 2. Certificate of occupancy required.

- (a) No building or structure hereafter erected or moved, or that portion of an existing structure or building erected or moved shall be occupied or used in whole or in part for any purpose whatsoever until a certificate of occupancy shall have been issued by the building official stating that the building or structure complies with all of the provisions within this code.
- (b) Said certificate shall be applied for coincident with the application for a building permit and shall be issued within ten days after the building inspector shall have found the building or structure satisfactory and given final inspection.

Section 410 - Moving Buildings

410.01. Definitions. For purposes of this section, the terms defined in this subsection have the meanings given them.

Subd. 1. Building. “Building” means any structure subject to the provisions of the state building code and Crystal city code, section 400. The term also includes farm buildings and dwellings.

Subd. 2. Removal location. “Removal location” means a location in the city to which a building may properly be moved and on which such building may properly be located after such moving under the provisions of this section.

410.03. House mover’s license. It is unlawful to move, remove, raise, or hold up any building within the limits of the city without a license to do so by the city. License fees are set by Crystal city code, appendix IV. Upon the filing of an application for a house mover’s license, the application will be referred to the building official who must make an investigation of the qualifications of the applicant to carry on the work of moving, raising and holding up buildings and report findings thereon to the city council. Upon a report being filed with the city council and the execution of the required bond and its acceptance by the city council such license may be granted or refused, in the discretion of the city council. A license may not be granted to any person less than 21 years of age.

410.05. Insurance and bond. A house mover’s license may not be issued unless the applicant first files with the city clerk a policy or policies of insurance insuring the applicant against liability imposed by law in the limits of \$100,000 because of bodily injury or death of one person per accident; \$300,000 because of bodily injury to or death of two or more persons per accident, and \$100,000 property damage liability per accident. The policy must provide that it may not be cancelled by the insurer except upon notice to the city. In case of cancellation of such insurance the license will be automatically suspended until the insurance has been replaced. A license may not be granted until the party applying therefor has given a bond in the sum of \$3,000 with good and sufficient sureties to be approved by the city attorney and the city council, and conditioned that the party will save, indemnify and keep harmless, the city against all liabilities, judgments, costs and expenses, that in any way accrue against the city in consequence of the granting of the license, including the cost of the city for the services of public utility maintenance personnel necessitated by the moving of any building, and will comply with the provisions of this section and with the conditions of any permits which may be issued to them.

410.07. Building moving permit.

Subd. 1. Prohibition. It is unlawful for a licensed house mover to move a building over, along or across any highway, street or alley in the city without first obtaining a building moving permit from the building safety division.

Subd. 2. Application. A person seeking issuance of a permit must file an application with the building safety division on forms provided by the building safety division. The application must set forth the following information:

- (a) A description of the building proposed to be moved, giving street number, construction materials, dimensions, number of rooms and condition of exterior and interior, and photographs, showing ground and street elevations;

- (b) A legal description of the premises from which the building is to be moved;
- (c) A legal description of the premises to which it is proposed the building be moved, if located in the city;
- (d) The portion of the premises to be occupied by the building when moved if located in the city;
- (e) The highways, streets and alleys over, along or across which the building is proposed to be moved; and
- (f) The proposed moving date and hours; and any additional information which the department finds necessary to make a determination of whether a permit should be issued.

Subd. 3. Filing date of application. The application for a building moving permit must be made at least 30 days prior to the proposed moving date in order to allow the departmental personnel to make the inspection required.

Subd. 4. Certificate of non-encumbrance. The owner of the building to be moved must file with the application sufficient evidence that the building and lot from which it is to be removed are free of any mortgages, liens or other encumbrances and that all taxes and any other charges against the real and personal property are paid in full.

Subd. 5. Certificate of ownership or entitlement. The applicant must file with the application a written statement or bill of sale or other sufficient evidence that the applicant is entitled to move the building.

Subd. 6. Permit fee. The application must be accompanied by the permit fees required by Crystal city code, appendix IV of this code together with a sufficient sum, as estimated by the building inspector, to cover all other charges required under the terms of this section.

#### 410.09. Deposit for expense.

Subd. 1. Amount. Upon receipt of an application for a building moving permit, the department will compute an estimate of the expenses that will be incurred in removing and replacing any electric wires, street lamps or pole lines belonging to the city or any other property of the city, the removal and replacement of which will be required by reason of the moving of the building through the city, together with the cost of materials necessary to be used in making such removals or replacements. Prior to issuance of the permit the building official will require of the applicant a deposit of a sum of money equal to the amount of the estimated expenses.



Subd. 2. Accounting. After the building has been removed, the building safety division must furnish the city clerk with a written statement of all expenses incurred in removing and replacing all property belonging to the city and of all material used in the making of the removal and replacement together with a statement of all damage caused to or inflicted upon property belonging to the city. If any wires, poles, lamps or other property are not located in conformity with this code, the permittee is not liable for the cost of removing them. The city clerk may authorize the building safety division to return to the applicant all deposits after the deduction of a sum sufficient to pay for all of the costs and expenses and for all damage done to property of the city by reason of the removal of the building. Permit fees deposited with the application will not be returned.

Subd. 3. Expenses above deposit. The permittee is liable for any expense, damage or costs in excess of deposited amounts or securities. The city attorney must prosecute an action against the permittee in a court of competent jurisdiction for the recovery of such damages, costs or expenses.

Subd. 4. Unsafe premises. The city will do the work necessary to leaving the original premises in a safe and sanitary condition if the permittee does not comply with the requirements of this section. The cost thereof will be charged against the house mover's deposit.

#### 410.11. Duties of building official.

Subd. 1. Powers. The building official has the powers and duties enumerated in this subsection in connection with building moving.

Subd. 2. Inspection. The building official must inspect the building, wherever located, and the applicant's equipment to determine whether the standards for issuance of a permit are met.

Subd. 3. Standards. The building official must refuse to issue a permit if it is found that:

- (a) Any application requirement or any fee or deposit requirement has not been complied with;
- (b) The building is too large to move without endangering persons or property in the city;
- (c) The building is in such a state of deterioration or disrepair or is otherwise so structurally unsafe that it could not be moved without endangering persons and property in the city;
- (d) The building is structurally unsafe or unfit for the purpose for which moved, if the removal location is in the city;
- (e) The applicant's equipment is unsafe and that persons and property would be endangered by its use;
- (f) Zoning regulations or other portions of this code would be violated by the building in its removal location;

- (g) For any reason persons or property in the city would be endangered by the moving of the building;
- (h) The building to be moved is not worth at least 50% of the cost of a similar new building; or
- (i) The building in its removal location would fail to comply in any respect with any provision of this code or that proper assurances of future compliance have not been given.

Subd. 4. Permit fees and deposits. The department must deposit all fees and deposits with the city in the same manner as all other receipts to the city are deposited. If the building official refuses to issue the permit, all deposits, bonds and insurance policies will be returned to the applicant. Permit fees filed with the application will not be returned.

Subd. 5. Designate streets for removal. The department must obtain from the director of public works a list of designated streets, railroad crossings and bridges over which the building may be moved. The list must be approved by the chief of police and reproduced on the permit. In making their determinations, the director and the chief must assure maximum safety to persons and property in the city and minimize congestion and traffic hazards on public streets.

#### 410.13. House mover's duties.

Subd. 1. General. Permittees under this section must conform to the provisions of this subsection.

Subd. 2. Designated streets. The permittee must move a building only over streets designated for such use in the written permit.

Subd. 3. Changes. The permittee must notify the building inspector in writing of a desired change in moving date and hours as proposed in the application.

Subd. 4. Damage. The permittee must notify the building inspector of any and all damage done to property belonging to the city within 24 hours after the damage or injury has occurred.

Subd. 5. Warning signals. The permittee must display red lights on every side of the building during the nighttime and red flags during the daytime while building is being moved or standing on a street, in such manner as to warn the public of the obstruction, and must where necessary erect and maintain barricades across the streets in a manner to protect the public from damage or injury by reason of the removal of the building.

Subd. 6. Time limit. The permittee must remove the building from the city streets after four days of presence thereon, unless an extension is granted by the department.

Subd. 7. Other provisions. The permittee must comply with the building code, the zoning regulations, and all other applicable portions of this Crystal city code.

Subd. 8. Police protection. The permittee must pay the expense of a traffic officer, ordered by the chief of police, to accompany the movement of the building to protect the public from injury at the rate specified in Crystal city code, appendix IV.

Subd. 9. Restoration of premises. The permittee must remove all rubbish and materials and fill all excavations to existing grade at the original building site, when located in the city, so that the premises are left in a safe and sanitary condition.

410.15. Miscellaneous building moving conditions.

Subd. 1. Other requirements. In addition to other provisions of this section, the provisions of this subsection apply to the moving of buildings within the city.

Subd. 2. Land covenants. Where the removal location of any building is known by the building official to be subject to any restrictive covenants of record, the building official must not issue a permit under the provisions of this section until satisfied that all of the terms and conditions of the covenants have been complied with.

Subd. 3. Neighborhood conformity. A permit may not be issued unless the building official is satisfied that the building moved will in its removal location conform to the general character and to the type of architecture of the neighborhood.

Subd. 4. Non-interference. This section does not affect, abrogate, or annul any easement, covenant, or other agreement between parties. If this section imposes a greater restriction than is imposed by any other ordinance, rule, regulation, or by easements, covenants, or agreements, the provisions of this section control.

Subd. 5. Additional fees. The applicant must pay, in addition to all other required fees, an additional fee for mileage traveled by each inspector of the building safety division in making any inspection under the provisions of this section or any other ordinance of the city computed from the city hall to the site, location or premises where an inspection is to be made, together with an hourly fee for each inspector for the time spent in connection with the inspection. The charges are computed at the rates specified in Crystal city code, appendix IV.

Section 415 - Grading

415.01. Grading. Appendix J (Grading) of the 2012 International Building Code, adopted by reference in Crystal city code, chapter IV, is amended by adding the following: “The building official may require a person proposing a grading project, defined as any excavation or filling or combination thereof, to submit a detailed grading plan. The building official’s determination of whether the proposed grading project requires a permit under this section is final.”

415.03. Fees. The fees for grading permits are set by Crystal city code, appendix IV.

415.05. Permits. Notwithstanding Appendix chapter J (Grading), of the 2006 International Building Code, grading permits are granted by the city council. The city council may impose reasonable conditions on the permittee including the posting of a suitable bond or other security.

415.07. Compliance; penalty. It is unlawful for a person to fail to:

- (a) Secure a required grading or excavation permit;
- (b) Comply with the conditions of that permit;
- (c) Complete the excavating or grading in the time or extension of time prescribed by the permit; or
- (d) Act in accordance with the requirements of the permit or this code.

415.09. Suspension. The building official may suspend the permit and order the permittee to comply with the terms and conditions of the permit within ten days. No work other than that necessary to comply with the building official’s order may be performed during the compliance period.

415.11. Revocation. The city council may, on the recommendation of the building official, revoke a grading permit for violation of this section or to otherwise protect the public health and safety.

Section 425 – Property maintenance code

425.01. Short title. This section may be cited as “The city of Crystal property maintenance code”, or the “property maintenance code.”

425.03. Policy; purpose; objectives; intent.

Subd. 1. Policy. It is the policy of the city to enhance the supply of safe, sanitary and adequate housing for its citizens and to prevent the deterioration of property in the city, including buildings, other structures, site improvements, and landscaping.

Subd. 2. Purpose. The purpose of the property maintenance code is to carry out the policy stated in subdivision 1 by establishing minimum standards and procedures for its enforcement for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of buildings and property.

Subd. 3. Objectives. The objectives of this property maintenance code include, but are not limited to, the following:

- (a) Protection and preservation of the stability, quality and character of all areas and structures in the city;
- (b) The prevention and correction of conditions that adversely affect or are likely to adversely affect the life, safety, and general welfare and health, including the physical, mental and social well-being of persons occupying or utilizing structures in the city;
- (c) The establishment of minimum standards for light, ventilation, cooling, heating and sanitary equipment necessary to insure health and safety;
- (d) The establishment of minimum standards for the maintenance of property, and thus to prevent deterioration and blight;
- (e) The prevention of overcrowding of dwellings by providing minimum space standards per occupant for each dwelling unit; and
- (f) The preservation of the value of land and buildings in the city.

Subd. 4. Intent; relation to the provisions of city code. The city council intends that the property maintenance code be an integral part of the city's program of health, safety, building, and land use regulation. This property maintenance code is to be construed liberally in conjunction with other provisions of the Crystal city code to give effect to the policy, purpose, and objectives of this section, but is not to be construed to modify, amend or otherwise alter the provisions of the Crystal city code relating to health, safety, building, or land use regulation.

Subd. 5. General requirements.

- (a) The requirements of this property maintenance code shall apply to all buildings, structures and property within the city.
- (b) All buildings and portions of buildings, including mechanical, electrical, plumbing and other building systems, previously constructed or installed in accordance with the city and state codes, must be maintained in conformity with the requirements of the codes in effect at the time of construction or installation.
- (c) State statutes and codes that apply to or affect existing buildings are considered part of the code.
- (d) Specific requirements of other sections of this property maintenance code, including, but not limited to, zoning, fire and nuisances, shall supersede the general requirements of Crystal city code, section 425.
- (e) In cases where a conflict may occur between requirements of this section or other codes, the requirements providing the greatest degree of life safety, property maintenance and general welfare to the city shall govern.
- (f) Every section, provision, or part of this property maintenance code is declared separable from every other section, provision, or part to the extent that if any section, provision, or part of this property maintenance code shall be held invalid by a court of law, it shall not invalidate any other section, provision, or part thereof.

425.05. Adoption of international property maintenance code by reference.

Subd. 1. Code adopted. The International Property Maintenance Code, 2015 edition, as published by the International Code Council and as it may be amended, is adopted as the property maintenance code of the city, for the control of buildings, structures and property as provided in this section, and each and all of the regulations, provisions, penalties, conditions and terms of such code are referred to, adopted and made a part of this section as if fully set out in this section, with the additions, insertions, deletions and changes as set forth in Crystal city code, subsection 425.05, subdivision 2 "Revisions."

Subd. 2. Revisions. The following sections of the International Property Maintenance Code, 2015 edition, are revised as provided in this subdivision.

- (a) Section 101.1. Title. Amended to read: These regulations shall be known as the property maintenance code of the city of Crystal, hereinafter referred to as property maintenance code.
- (b) Section 102.3. Application of other codes. Amended to read: Repairs, additions or alterations to a structure or changes of occupancy shall be done in accordance with the procedures and provisions of the Minnesota State Building Code and the Crystal city code.
- (c) Section 102.7. Referenced codes and standards. Amended to read: All references to other codes or standards within this property maintenance code shall mean the applicable provision of the Crystal city code or Minnesota State Building Code, whichever is the most restrictive requirement permitted under statute.
- (d) Section 103.2. Appointment. Delete entire section and amend to read: The city manager or the manager's designee shall be the code official responsible for the administration and enforcement of this code.
- (e) Section 103.5. Fees. Amended to read: The fees for activities and services performed by the city in carrying out its responsibilities under this Crystal city code are established in Crystal city code, appendix IV.
- (f) Section 111. Means of appeal. Delete entire section and amend to read:
  - (1) Appeals. Appeals of correction or compliance orders issued by the city pursuant to the property maintenance code are governed by and subject to the provisions of Crystal city code, section 306.
  - (2) Penalties. Any person who fails to comply with a correction or compliance order after right of appeal has expired, and any person who fails to comply with a modified correction or compliance order within the time set therein, and any person who violated any of the provisions of this property maintenance code by doing any act or omitting to do any act that constitutes a breach of any section shall be subject to administrative citations and civil penalties contained in Crystal city code, subsections 306.07 through 306.17.

- (3) Alternative sanctions. In the case of commercial facilities and rental dwellings that require licensing, said licensing may be revoked or renewal withheld until compliance with this property maintenance code in accordance with licensing provisions contained in Crystal city code, subsection 1005.21.
  - (4) Execution of correction or compliance order by public authority. Upon failure to comply with a correction or compliance order within the time set therein and no appeal having been taken, or upon failure to comply with a modified correction or compliance order within the time set therein, the city may cause the cited deficiency to be remedied as set forth in Crystal city code, section 306.
- (g) Section 202. General definitions. Amended by adding:
- (1) “Occupied” for dwelling units means occupied areas will include those areas designated and utilized as habitable space, as well as non-habitable spaces that are easily accessible and normally utilized by the occupants. For nonresidential facilities, occupied areas will include all areas utilized in the operation of whatever use occupies the building.
  - (2) “Unsanitary” as applied to a structure means failure to maintain healthy conditions and liable to be a danger or hazard to the health of persons occupying or frequenting it, or to the public, if such danger arises from the methods or materials of construction, or from equipment installed therein for the purposes of lighting, heating, ventilation, or plumbing, or from existing conditions liable to cause rat infestation, vermin infestation, accumulation of trash or debris in the building, yards or accessory structure on the premises or from mold-causing conditions. Same as unsanitary.
- (h) Section 302. Exterior Property Areas. Amended by adding an amended Section 302.3, and adding Sections 302.10, 302.11 and 302.12, to read:
- (1) Section 302.3. Sidewalks and driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair, and maintained free from hazardous conditions. All driveways and lawful auxiliary spaces shall be hard-surfaced with bituminous or concrete pavement in accordance with standards approved by the city engineer. Alternative hard-surfacing such as pavers may be approved on a case-by-case basis by the city engineer upon a determination that the standards of Crystal city code, subsection 515.17, subdivision 4(g)(8) can be met. Any non-hard-surfaced driveways existing at the time of inspection for rental license shall be hard-surfaced within 180 days of issuance of a rental license, whether new or renewal.



- (2) Section 302.10. Removal of snow and ice. The owner of an apartment or commercial building shall be responsible for the removal of snow and ice from parking lots, driveways, steps and walkways on the premises within 24 hours of the cessation of the snowfall causing the accumulation.
- (3) Section 302.11. Illumination. The owner of a multiple occupancy building shall be responsible for providing and maintaining illumination in all exterior parking lots and walkways with provisions to control glare affecting surrounding properties.
- (4) Section 302.12. Landscaping in yards and setbacks. The owner of any building shall be responsible for providing and maintaining landscaping in all yards and/or setbacks and all areas not designated for buildings, circulation, parking or storage on the premises.
- (i) Section 304.13. Window, skylight and doorframes. Amended by adding section 304.13.3. Storm windows.
  - (1) Section 304.13.3. Storm windows. All operable windows with a single layer of glass must be provided with tight fitting storm windows. Storm windows may be temporarily removed to allow for the installation of screens during periods of warm weather.
- (j) Section 304.14. Insect screens. Insert: June 1 to September 1.
- (k) Section 304.15. Doors. Amended by adding section 304.15.1. Apartment security system.
  - (1) Section 304.15.1. Apartment security system. For the purpose of providing a reasonable amount of safety and general welfare for persons occupying apartment dwellings, an approved security system shall be maintained for each apartment building to control access. The security system shall consist of locked building entrance or foyer doors and lock doors leading from hallways into individual dwelling units. Dead-latch type door locks shall be provided with lever knobs (or doorknobs) on the inside of the building entrance doors and with key cylinders on the outside of building entrance doors. Building entrance door latches shall be of a type that is permanently locked from the outside and permanently unlocked from the inside.

- (l) Section 402. Light. Amended by adding Section 402.4.
  - (1) Section 402.4. Convenience switches. A convenience switch or equivalent device for turning on a light in each dwelling unit shall be located near the points of entrance to such unit.
- (m) Section 404.5 Overcrowding. Amended to read as follows: In order to prevent conditions that endanger the life, health, safety or welfare of the occupants, no dwelling unit shall be permitted to be overcrowded. A dwelling unit shall be considered overcrowded if there are more residents than one plus one additional resident for every 150 square feet of gross floor area of finished space in the dwelling unit. For the purposes of this section, finished space excludes kitchens, bathrooms and utility rooms.
- (n) Section 505.1. General. Delete all references to the “International Plumbing Code” and replace with “Minnesota State Building Code.”
- (o) Section 602.2. Residential occupancies. Delete the reference to Appendix D of the “International Plumbing Code” and replace with “Minnesota State Building Code.” Also, delete 65° F (18° C) and replace with 68° F (20° C).
- (p) Section 602.3. Heat supply. Insert: September 1 to June 1 and delete 65° F (18° C) and replace with 68° F (20° C). Delete the reference to Appendix D of the “International Plumbing Code” and replace with “Minnesota State Building Code.”
- (q) Section 602.4. Occupiable workspace. Insert: September 1 to June 1 and delete 65° F (18° C) and replace with 68° F (20° C).
- (r) Section 604.2. Service. Delete the reference to the “ICC Electrical Code” and replace with “Minnesota State Building Code.”
- (s) Section 702. Means of egress. Delete all references to the “International Building Code” and replace with “Minnesota State Building Code.”
- (t) Chapter 8. Referenced standards. Amended to read: All references to other code standards within this code shall mean the applicable provision of Crystal city code or Minnesota State Building code, whichever is the most restrictive requirement permitted under statute.

Subd. 3. Copy on file. One copy of the International Property Maintenance Code, together with a copy of this code, each marked “official copy”, must be kept on file in the office of the city clerk and available for public inspection. The city clerk and the building official must keep a reasonable number of additional copies of the International Property Maintenance Code and this property maintenance code available for use and inspection by the public at reasonable times.

425.07. Definitions.

Subd. 1. General. For purposes of this section, the terms defined in this subsection have the meanings given them.

- (a) “Apartment” means a community, complex, or building having a common owner and containing four or more living units.
- (b) “Code” or “this code” means the property maintenance code; “city code” means the Crystal city code of ordinances; “building code” means Crystal city code, chapter IV; “zoning code” means the Crystal city code, section 515.
- (c) “Common areas” means halls, corridors, passageways, utility rooms, recreational rooms and extensive landscaped areas, not under the exclusive control of one person or family, in or adjacent to an apartment dwelling.
- (d) “Dwelling” means a building or a portion of a building designed for residential occupancy: the term includes single-family, two-family, three-family and apartment dwellings but does not include hotels, motels, nursing homes and boarding houses.
- (e) “Dwelling unit” means a single-family dwelling or a discrete portion of a dwelling designed for occupancy by one family.
- (f) “General housing unit” means a dwelling unit other than an apartment, including but not limited to those within a townhouse, condominium, double bungalow, single-family, two-family or three-family building.
- (g) “Gross floor area” means the sum of the gross horizontal areas of the several floors of such building or buildings measured from the exterior or from the centerline of party walls separating two buildings. Basements devoted to storage and space devoted to off-street parking shall not be included.

- (h) “Housing official” means the city officer or officers in the community development department designated by the city manager to administer this code.
- (i) “Let for Occupancy” or “To Let” means to permit possession or occupancy of a dwelling or living unit by a person who is not the legal owner of record thereof, pursuant to a written or unwritten lease, or pursuant to a recorded or unrecorded agreement whether or not a fee is required by the agreement.
- (j) “Living unit” means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.
- (k) “Nonresident owner” means an owner who does not reside in any of the following Minnesota counties: Hennepin, Ramsey, Anoka, Carver, Chisago, Dakota, Isanti, Scott, Sherburne, Washington or Wright.
- (l) “Occupant” means any person living or sleeping in a dwelling; or having possession of a space within a dwelling.
- (m) “Owner”, means any person, firm or corporation who alone or jointly or severally with others is in actual possession of a dwelling or dwelling unit in the city as owner.
- (n) “Rent” means to let for occupancy or to let.
- (o) “Rental dwelling” means any apartment or general housing unit let for occupancy, or any apartment or general housing unit occupied by someone other than the owner of record regardless of familial relationship or whether rent or other compensation is paid to the owner.
- (p) “Repair” means to restore to a sound acceptable state of operation, serviceability or appearance.
- (q) “Replace” means to remove an existing item or portion of a system and to construct or install a new item of similar or new quality as an existing item when repair of the item is impractical.
- (r) “Resident agent” means an authorized representative of a nonresident owner who resides in one of the following Minnesota counties: Hennepin, Ramsey, Anoka, Carver, Chisago, Dakota, Isanti, Scott, Sherburne, Washington, or Wright.

Subd. 2. Code official. The term “code official” where the term is used in the International Property Maintenance Code means the housing official.

Subd. 3. Relation to other code definitions. Except as expressly provided in this code, words, terms, and phrases used in this code have the meanings given them by the Crystal city code. In cases where conflicting definitions of a word, term, or phrase make its precise meaning unclear in its application to particular facts, the housing official is authorized to resolve the conflict subject to the provisions of Crystal city code, subsection 425.27 relating to appeals.

#### 425.09. Application.

Subd. 1. General. This property maintenance code applies to buildings, their premises, accessory structures thereto, and dwelling units therein or thereon, used or designed to be used for human habitation.

Subd. 2. Existing buildings. A building lawfully existing under the building code must conform to this property maintenance code. A building need not be altered or changed to exceed the requirements of the building code in effect at the time of its construction, except in the following cases:

- (a) If the building is altered or enlarged pursuant to the building code;
- (b) If the building is moved or relocated; or
- (c) If the building is determined to be unsafe or hazardous by the building inspector pursuant to applicable codes and ordinances.

Occupancy in buildings lawfully existing under the building code may be continued under this property maintenance code.

#### 425.11. Duties of owners and occupants.

Subd. 1. Sanitation. The occupant of a general housing unit must maintain in a clean and sanitary condition that part of the unit and yard that the occupant occupies and controls; and is responsible for the occupant’s own misuse of areas and facilities available in common. The owner of an apartment must maintain in a clean and sanitary condition the shared or public areas of the apartment and yard. The occupant of a general housing unit or apartment must keep all supplied facilities, including plumbing fixtures and cooking equipment, in a clean and sanitary condition and is responsible for the exercise of reasonable care in their proper use and operation.

Subd. 2. Removal of waste matter and recyclable materials. The occupant of a general housing unit must dispose of rubbish, ashes, garbage and other organic waste in a clean and sanitary manner as provided by Crystal city code, section 605. The owner of an apartment is responsible for the clean and sanitary maintenance of common storage or disposal facilities and must dispose of rubbish in a clean and sanitary manner as provided in Crystal city code, section 605. The owner of an apartment containing more than eight units must comply with the requirements of Crystal city code, subsection 650.19.

Subd. 3. Pest extermination. The occupant of a single dwelling unit is responsible for the extermination of vermin infestations or rodents on the premises. The occupant of a dwelling unit in a building containing more than one dwelling unit is responsible for such extermination when the dwelling unit is infested. When infestation is caused by the failure of the owner or occupant to maintain a building containing dwelling units in a reasonably rodent-resistant or reasonably vermin-resistant condition, pest extermination is the responsibility of the owner. After extermination, it is the responsibility of the owner or occupant, as the case may be, to correct such maintenance or other problems as designated by appropriate city officials to eliminate the source of the infestation. If infestation exists in two or more dwelling units in any residential structure, or in the shared or public parts of any residential structure containing two or more dwelling units, pest extermination is the responsibility of the owner.

Subd. 4. Heat. The owner of a building containing two or more dwelling units must supply facilities capable of providing adequate heat to every habitable room therein; for the purposes of this subdivision “adequate heat” means heat sufficient to maintain a temperature of 68° F (20° C) at a height of three feet above the floor in all habitable rooms, bathrooms, and water closet compartments.

Subd. 5. Utilities. Except as otherwise provided by law, an owner or occupant may not cause service equipment or utility service that is required by this code to be removed, shut off or discontinued for any occupied dwelling let or occupied by that person, except for such temporary interruption as may be necessary while actual repairs or alterations are in process or during temporary emergencies.

Subd. 6. Notice of maximum occupancy. An owner must advise the occupant, in writing, by insertion in the lease between the parties or otherwise, of the maximum number of occupants permitted in occupied premises subject to this code.

#### 425.15. Administration, enforcement; inspection.

Subd. 1. Administration and enforcement. The housing official is responsible for the administration and enforcement of this property maintenance code.

Subd. 2. Compliance. When the housing official determines that there exists in a building or a portion thereof conditions that constitute a violation of this property maintenance code, the housing official may begin enforcement procedures set forth in Crystal city code, section 306.

425.17. Licensing of rental units.

Subd. 1. General rule. It is unlawful to operate a rental dwelling without first having obtained a license, except for properties exempt under subdivision 2 of this subsection. The license is issued each year and expires on the anniversary date of issuance.

Subd. 2. Exemptions. The following properties are exempt from having to obtain a rental license from the city:

- (a) Properties that have applied for and received Relative Homestead status for property tax purposes;
- (b) Properties that are exempt from property taxes under Minnesota Statute, section 272.02 because they are a church parsonage; or
- (c) Supportive housing facilities that are licensed and inspected by the State of Minnesota.

Subd. 3. Application. This subsection establishes minimum standards for maintaining rental properties; i.e., general housing units, apartments, dwellings, dwelling units, accessory structures and related premises. A building and its premises used in whole or in part as a home or residence, or as an accessory structure thereto, for a single family or person, and a building used in whole or in part as a home or residence of two or more persons or families living in separate units must conform to the requirements of this subsection without regard to when the building may have been constructed, altered, or repaired. This subsection is intended to provide standards for licensed rental housing and to provide standards to allow resolution of violations of this property maintenance code.

Subd. 4. License fees. For license renewals, license fees are due no later than 60 days prior to the license expiration date. For general housing units or apartments intended for rental for which a license was not issued for the previous year, license fees must accompany the completed license application. License fees are set in Crystal city code, appendix IV. An application to renew a license submitted within 60 days from the date of expiration shall be subject to the following penalty surcharge amounts:

<u>Period Submitted</u>	<u>Penalty Surcharge</u>
59 to 50 days prior to expiration date	None
49 to 40 days prior to expiration date	25% of license fee
39 to 30 days prior to expiration date	50% of license fee
Within 30 days prior to expiration date	100% of license fee

Subd. 5. Conditions. A license is nontransferable. The license fee is not refundable upon revocation or suspension.

Subd. 6. Application; information. Applications for a license or renewal of a license must be made by the owner of a rental dwelling. Application forms are filed with the city, accompanied by the applicable fee. The applicant must provide:

- (a) Name, street address (a post office box number is not acceptable), email address, and telephone number of dwelling owner, owning partners if a partnership, corporate officers if a corporation;
- (b) Name, address, email address, and telephone number of designated resident agent, if any;
- (c) Name, address, email address, and telephone number of vendee, if the rental dwelling is being sold through a contract for deed;
- (d) Legal address of the rental dwelling;
- (e) Number of rental dwelling units within the structure;
- (f) Description of procedure by which tenant inquiries and complaints are handled by the owner; and
- (g) For properties with multiple owners, the names, street addresses and telephone numbers of all owners, one of whom must be designated as the primary contact.

Subd. 7. Notice of change. The licensee shall give notice in writing to the housing official within five business days after any change of the information in the application. Notice of transfer of ownership is governed by subdivision 13 of this subsection.

Subd. 8. Resident agent required. An operating license will not be issued or renewed for a nonresident owner of rental dwellings unless the owner designates in writing the name of a resident agent who is responsible for maintenance and upkeep and to institute remedial action to effect remediation of such orders on behalf of the owner. The housing official must be notified in writing by the owner of a change of resident agent.

Subd. 9. Conformance to laws. A license will not be issued or renewed unless the rental dwelling and its premises conform to this subsection, the ordinances of the city and the laws of the state of Minnesota.



Subd. 10. Inspection condition. A license will not be issued or renewed unless the owner of the rental dwelling agrees in the application to permit inspections pursuant to subdivision 18.

Subd. 11. Issuance of license following inspection. A rental license shall be issued in instances where no compliance orders are identified by the housing official for a rental dwelling unit. A conditional rental license shall be issued in instances where compliance orders have been identified and a copy of the orders provided to the owner. Compliance orders shall be provided to the owner within fifteen days after gaining access to the interior of all structures for the purpose of conducting the inspection. The owner of the property for which a conditional license is issued shall have a maximum of 60 days from the date of the inspection to make the necessary corrections and request reinspection for compliance. The conditional license may be revoked automatically by the city if the compliance orders have not been completed and verified as such by a reinspection within 60 days of the date of the initial inspection.

Subd. 12. Posting of license. The licensee of a building containing three or more rental dwellings must post the current license in a conspicuous location in the main entry in a frame with a glass or plastic cover. Every owner of a single-family or two-family rental dwelling must post the license issued by the city in a conspicuous location.

Subd. 13. Transfer. The licensee must give notice in writing to the housing official within five business days after having legally transferred or otherwise disposed of the effective control of licensed rental dwelling. The notice must include the name and address of the person succeeding to the ownership or control of the rental dwelling or dwellings. For purposes of this subsection the term “effective control” means that control exercised over property by a business proprietor, whether as owner or lessee or by an owner or lessee of other property.

Subd. 14. Occupancy register required. The owner of a licensed rental dwelling containing one or more dwelling units must keep a current register of occupancy for each dwelling unit. The register must be available for viewing or copying by the housing official at reasonable times and at the scheduled time of the annual inspection. The register must provide the following information:

- (a) Dwelling unit address;
- (b) Number of bedrooms in dwelling unit;
- (c) Names of adult occupants and number of adults and children (under 18 years of age) currently occupying the dwelling units;

- (d) Dates renters occupied and vacated dwelling units;
- (e) A chronological list of complaints and requests for repair by dwelling unit occupants, which complaints and requests are related to the provisions of this section; and
- (f) A similar chronological list of corrections made in response to requests and complaints.

Subd. 15. License suspension or revocation. An operating license is subject to suspension, denial, or revocation by the city council if the licensed owner fails to operate or maintain licensed rental dwellings and units therein consistent with this section and the law. If an operating license is suspended or revoked by the city council in accordance with Crystal city code, subsections 1005.21 through 1005.23, it shall be unlawful for the owner to permit occupancy of a rental dwelling until a valid operating license is issued by the city council. Issuance of a new license after suspension, denial or revocation shall be made in the manner set forth in this section, but only after the housing official determines that the applicant/owner has remedied the conditions identified by the city council as the basis for its action, and only after the applicant/owner has appeared before the city council to formally request approval of the license application. The license application must be accompanied by all fees required by this section.

Subd. 16. License expiration or non-renewal. If a rental license expires and/or is not renewed, it shall be unlawful for the owner or owner's agent to thereafter permit the occupancy of the then vacant, or thereafter vacated, rental dwelling until such time as a valid rental license is obtained. In instances where the rental dwelling is occupied beyond the license expiration date and application for a license is subsequently submitted to the city, the application fee shall be doubled.

Subd. 17. Posted to prevent occupancy. Whenever a rental dwelling is occupied without having first been issued a rental license, or any initial or renewal application for a rental license has been denied, or a rental license has been revoked, suspended, or not renewed, the rental dwelling shall be posted by the housing official, and no person shall reside in, occupy, or cause to be occupied that rental dwelling until permitted by the housing official. No person other than the housing official shall remove or alter any posting.

Subd. 18. Enforcement; inspection authority. The housing official administers and enforces the provisions of this subsection. The housing official may inspect upon receiving a complaint, change in ownership, or otherwise when reason exists to believe that a violation of this subsection has been or is being committed. If the city finds that the circumstances of the occupancy following the issuance of the license involve possible code violations, substandard maintenance, or abnormal wear and tear, the city may re-inspect the premises during the licensing period. The housing official may seek warrants authorizing the inspection of property. Inspections must be conducted during reasonable daylight hours. The housing official must present evidence of official authority to the occupant in charge of a licensed rental dwelling.

Subd. 19. Inspection access. If an owner, occupant, or other person in charge of a rental dwelling licensed under this section fails or refuses to permit free access and entry for inspection purposes, the housing official may, upon a showing of probable cause, obtain orders from a court of competent jurisdiction for the inspection.

Subd. 20. Administrative fees. An administrative fee may be charged in instances where the property owner or resident agent fail to appear for a scheduled inspection or fail to contact the city to reschedule an inspection less than twenty-four hours prior to the scheduled inspection time.

425.19. Minimum requirements; implementation standards; policies.

Subd. 1. Minimum requirements. The minimum requirements imposed by this Crystal city code include: those standards or requirements in effect on the date of the construction of a building subject to this Crystal city code; the 2006 International Property Maintenance Code as amended; and imminent hazards including, but not limited to, the following:

- (a) Heating systems that are unsafe due to: burned out or rusted out heat exchangers (fire box); burned out or plugged flues; not being vented; being connected with unsafe gas supplies; or being incapable of adequately heating the living space;
- (b) Water heaters that are unsafe due to: burned out or rusted out heat exchangers (fire box); burned out, rusted out, or plugged flues; not being vented; being connected with unsafe gas supplies; or lack of temperature and pressure relief valves;
- (c) Electrical systems that are unsafe due to: dangerous overloading; damaged or deteriorated equipment; improperly tapped or spliced wiring; exposed, uninsulated wires; distribution systems of extension cords or other temporary methods; ungrounded systems; ungrounded appliances in contact with earth;
- (d) Plumbing systems that are unsanitary due to: leaking waste systems fixtures and traps; lack of a water closet; lack of washing and bathing facilities; or cross connection of pure water supply with fixtures or sewage lines;
- (e) Structural systems, walls, chimneys, ceilings, roofs, foundations, and floor systems, that will not safely carry imposed loads;

- (f) Refuse, garbage, human waste, decaying vermin or other dead animals, animal waste, other materials rendering it unsanitary for human occupancy, including lack of light and air; or
- (g) Infestation of rats, insects, and other vermin.

Subd. 2. Implementation policies. The city council, upon recommendation of the city manager, will adopt by resolution policies and guidelines for the implementation and administration of this code. These policies and guidelines must include, but are not limited to, standards and guidelines relating to:

- (a) Procedures for housing inspections;
- (b) Proper disposition of information gathered in connection with housing inspections;
- (c) Conditional occupancy of housing during periods needed for compliance;
- (d) Methods of encouraging the correction of deficiencies by cooperation between owner and proposed and current occupants; and
- (e) Ongoing training and education for owners of rental dwellings and city housing official.

425.21. Conduct on licensed premises.

Subd. 1. Conduct on licensed premises. It is the responsibility of the owner or licensee to prevent conduct by tenants or their guests on the licensed premises that cause the premises to constitute a disorderly property under Crystal city code, section 630. If the licensed premise constitutes a disorderly property, the rental license issued to the premises may be revoked, suspended, denied, or not renewed as provided in Crystal city code, section 630.

- (a) Crystal city code, sections 2010 (public nuisances), 605 (garbage and refuse) and 635 (litter).
- (b) Crystal city code, section 645 (noise control).
- (c) Crystal city code, section 910 (dog control, animals) and Minnesota Statutes, sections 609.226 and 347.56 relating to dangerous dogs.

- (d) Crystal city code, section 930 (drug abuse and control) or laws relating to the possession of controlled substances, unlawful sale or possession of small amounts of marijuana, and possession or use of drug paraphernalia as defined in Minnesota Statutes, sections 152.01 et seq.
- (e) Crystal city code, subsection 2005.01 (disorderly conduct) or laws relating to disorderly conduct as defined in Minnesota Statutes, section 609.72.
- (f) Crystal city code, Chapter XII (sale, consumption and display of liquor and beer) or laws relating to the sale of intoxicating liquor as defined in Minnesota Statutes, sections 340A.701, 340A.702, or 340A.703.
- (g) Laws relating to prostitution or acts relating to prostitution as defined in Minnesota Statutes, sections 609.321, subdivision 9 and 609.324, housing individuals engaged in prostitution.
- (h) Crystal city code, sections 935 (gun control) and 945 (use of firearms) or laws relating to unlawful use or possession of a firearm as defined in Minnesota Statutes, sections 609.66 et seq., on the licensed premises.
- (i) Laws relating to assault as defined in Minnesota Statutes, sections 609.221, 609.222, 609.223, 609.2231, and 609.224, excluding domestic assaults.
- (j) Laws relating to contributing to the need for protection or services or delinquency of a minor as defined in Minnesota Statutes, sections 260C, et. seq.
- (k) Laws relating to owning, leasing, operating, managing, maintaining or conducting a disorderly house or inviting or attempting to invite others to visit or remain in a disorderly house, all as defined in Minnesota Statutes, sections 609.33.
- (l) Minnesota Statutes, section 617.23, which prohibits indecent exposure.
- (m) Minnesota Statutes, section 609.595, which prohibits criminal damage of property.
- (n) Minnesota Statutes, section 609.50, which prohibits interference with a police officer.
- (o) Minnesota Statutes, section 609.713, which prohibits terroristic threats.

- (p) Minnesota Statutes, section 609.715, which prohibits presence of unlawful assembly.
- (q) Minnesota Statutes, section 609.71, which prohibits riot.
- (r) Minnesota Statutes, section 609.78, which prohibits interfering with “911” phone calls.
- (s) Minnesota Statutes, sections 609.75 through 609.76, which prohibits gambling.
- (t) Minnesota Statutes, section 243.166 (Predatory Offender Registration).
- (u) Minnesota Statutes, section 609.229 (Crime committed for benefit of a gang).
- (v) Minnesota Statutes, section 609.26, subdivision 1(8) (causing or contributing to a child being a runaway).
- (w) Minnesota Statutes, section 609.903 (Racketeering).

Subd. 2. Enforcement. The housing official is responsible for enforcement and administration of this subsection.

Subd. 3. First notice. Upon determination by the housing official that a licensed premise was used in a disorderly manner, as described in subdivision 1 of this subsection, the housing official must give notice to the licensee of the violation and direct the licensee to take steps to prevent further violations.

Subd. 4. Second notice. If another instance of disorderly use of the licensed premises occurs within the twelve-month period following an incident for which a notice in subdivision 3 of this subsection was given, the housing official must notify the licensee of the violation and must also require the licensee to submit a written report of the actions taken, and proposed to be taken, by the licensee to prevent further disorderly use of the premises. This written report must be submitted to the housing official within five days of receipt of the notice of disorderly use of the premises and must detail all actions taken by the licensee in response to all notices of disorderly use of the premises within the preceding 12 months.

Subd. 5. Third notice. If another instance of disorderly use of the licensed premises occurs within the twelve-month period after the second of any two previous instances of disorderly use for which notices were given to the licensee pursuant to this subsection, the rental dwelling license for the premises may be denied, revoked, suspended or not renewed.

- (a) An action to deny, revoke, suspend, or not renew a license under this subsection must be initiated by the housing official who must give to the licensee written notice of a hearing before the city council to consider such denial, revocation, suspension or non-renewal. Such written notice must specify all violations of this subsection, and must state the date, time, place and purpose of the hearing. The hearing must be held no less than ten days and no more than 30 days after giving such notice.
- (b) Following the hearing, the city council may deny, revoke, suspend or decline to renew the license for all or any part or parts of the licensed premises or may grant a license upon such terms and conditions as it deems necessary to accomplish the purposes of this section.

Subd. 6. Ineligibility period. Upon a decision to revoke, suspend or deny or not renew a license for violations of this subsection, the owner/licensee will not be eligible for any new rental licenses for a period determined by the housing official, but not to exceed one year. Any person who has had two or more licenses revoked, suspended, denied or not renewed for violations of this subsection will not be eligible for any new rental licenses for a period determined by the housing official, but not to exceed two years.

Subd. 7. Timing of action. No adverse license action shall be imposed where the instance of disorderly use of the licensed premises occurred during the pendency of eviction proceedings (unlawful detainer) or within 30 days of notice given by the licensee to a tenant to vacate the premises where the disorderly use was related to conduct by that tenant or by other occupants or guests of the tenant's unit. Eviction proceedings are not a bar to adverse license action, however, unless they are diligently pursued by the licensee. Further, an action to deny, revoke, suspend, or not renew a license based upon violations of this subsection may be postponed or discontinued at any time if it appears that the licensee has taken appropriate measures which will prevent further instances of disorderly use.

Subd. 8. Evidentiary standard. A determination that the licensed premises have been used in a disorderly manner as described in Crystal city code, subsection 425.21, subdivision 1 shall be made upon a fair preponderance of the evidence to support such a determination. It is not necessary that criminal charges be brought in order to support a determination of disorderly use nor does the fact of dismissal or acquittal of such a criminal charge operate as a bar to adverse license action under this subsection.

Subd. 9. Service of notice. All notices given by the city under this subsection must be personally served on the licensee, sent by certified mail to the licensee's last known address or, if neither method of service effects notice, by posting on a conspicuous place on the licensed premises.

Subd. 10. Non-exclusivity. Enforcement actions provided in this subsection are not exclusive, and the city council may take any action with respect to a licensee, a tenant, or the licensed premises as is authorized by the city code, state, or federal law.

425.23. Reporting; forms; records. The Crystal community development department is responsible for the preparation of forms and certificates necessary to carry out the provisions of this property maintenance code. The community development department will maintain records of rental licensing and will provide reports to the city manager upon request.

425.25. Hazardous conditions; built-in deficiencies; procedure.

Subd. 1. Procedure. If the housing official determines that there exists in a building a condition that constitutes an immediate hazard to the health and safety of its occupants, including but not limited to those identified in Crystal city code, subsection 425.19, subdivision 1, the official may:

- (a) Issue a compliance order requiring immediate compliance if the condition can reasonably be corrected;
- (b) Proceed against the building pursuant to applicable state laws relating to hazardous or unsafe structures; or
- (c) Recommend that the city council proceed to correct the condition by abating it as a nuisance under Minnesota Statutes, section 429.101, and this clause is to be construed as authorizing the imposition and billing of charges for the cost thereof and the assessment of unpaid charges against the property on which the building is located in the manner provided by Minnesota Statutes, section 429.101.

Subd. 2. Built-in deficiencies. It is determined that certain conditions within existing buildings, lawful at the time of the construction of the building, may not comply with the minimum requirements of this property maintenance code. Such conditions are herein referred to as “built-in deficiencies,” and the housing official, in administering this property maintenance code, must consider the following built-in deficiencies as being beyond reasonable correction.

- (a) Ceiling heights: An existing habitable room with less than a seven foot six inch ceiling height.
- (b) Superficial floor area: An existing habitable room of less than 90 square feet.
- (c) Natural light and ventilation: An existing habitable room with window area less than 10% of the floor area; provided, however, that in no case may the required area of light and ventilation be less than 5% of the floor area.



425.27. Inspections.

Subd. 1. Records. Inspections must be conducted during reasonable hours. The housing official must present evidence of authority to the owner or occupant in charge of a dwelling. Subject to the provisions of law, the housing official must keep evidence, exclusive of the inspection records, discovered or obtained in the course of an inspection confidential.

Subd. 2. Unfit for human habitation. A dwelling or portion thereof that is damaged, decayed, dilapidated, unsanitary, unsafe, vermin or rodent infested or which lacks provision for basic illumination, ventilation or sanitary facilities to the extent that the defects create a hazard to the health, safety or welfare of the occupants or of the public may be declared unfit for human habitation. If a dwelling or portion thereof has been declared unfit for human habitation, the housing official must order the dwelling vacated within a reasonable time and post a placard on the dwelling indicating that it is unfit for human habitation. No person other than the housing official shall remove or alter any posting. The housing official will post the date the dwelling shall be vacated, and no person shall reside in, occupy or cause to be occupied that rental dwelling until the housing official permits it. An operating license previously issued for the dwelling will be revoked pursuant to law.

Subd. 3. Correction. It is unlawful to use a dwelling or portion thereof for human habitation until the defective conditions have been corrected and written approval has been issued by the housing official. It is unlawful to deface or remove the declaration placard from a dwelling or property.

Subd. 4. Secure unfit and vacated dwellings and accessory structures. The owner of a dwelling that has been declared unfit for human habitation or that is otherwise vacant for a period of 48 hours or more must make the same safe and secure so that it is not hazardous to the health, safety and welfare of the public and does not constitute a public nuisance. A vacant dwelling or accessory structure open at doors, windows, or wall opening, if unguarded, is deemed a hazard to the health, safety and welfare of the public and a public nuisance within the meaning of this subsection.

Subd. 5. Hazardous building declaration. If a dwelling has been declared unfit for human habitation and the owner has not remedied the defects within a prescribed reasonable time, the dwelling may be declared a hazardous building and may be removed, razed or corrected pursuant to the provisions of Minnesota Statutes, sections 463.15 to 463.26.

Subd. 6. Compliance procedure. If the city determines that a structure or dwelling or portion thereof is in violation of an order or this code, the city may issue a compliance orders in accordance with Crystal city code, section 306.

425.29. Appeals; right of appeal. When it is alleged by a person to whom a compliance order is directed that the compliance order is based upon erroneous interpretation of this section or upon a misstatement or mistake of fact, that person may appeal the compliance order to the housing official. The housing official must forward the recommendation to the city council within 30 days after receipt of this appeal. The appeal must:

- (a) Be in writing;
- (b) Specify the grounds for the appeal; and
- (c) Be filed with the housing official within ten business days after transmittal of the compliance order.

The filing of an appeal stays proceedings in furtherance of the action appealed from unless such a stay in the judgment of the housing official would cause imminent peril to life, health, or property. The city council must act promptly on the housing official's recommendation, and the housing official's recommendation may be reversed, modified or affirmed in whole or in part by the city council. The city council's disposition of the appeal is final.

425.31. Execution of compliance orders. Upon failure to comply with a compliance order within the time set therein, and no appeal having been taken in accordance with Crystal city code, section 306, or upon failure to comply with a modified compliance order within the time set therein, the city may remedy the cited deficiency in the manner provided for in Crystal city code, section 306.

425.33. Violations; penalties.

Subd. 1. General. It is unlawful to erect, construct, enlarge, alter, repair, move, improve, equip, use, occupy or maintain any building or structure within the city contrary to the provisions of this property maintenance code.

Subd. 2. Non-compliance. Failure to comply with a lawfully issued compliance order is a violation of this property maintenance code and is subject to enforcement procedures set forth in Crystal city code, section 306.

Section 435 – Vacant building registration

435.01. Purpose and findings.

Subd. 1. The Crystal city council is enacting this section to help protect the public health, safety and welfare by establishing a program for the identification and regulation of vacant buildings within the city. This section also determines the responsibilities of owners of vacant buildings and provides for administration, enforcement, and penalties associated with same.

Subd. 2. The city council finds that vacant buildings are a major cause and source of blight in residential and non-residential neighborhoods, especially when the owner or responsible party of the building fails to actively maintain and manage the building to ensure it does not become a liability to the neighborhood. Vacant buildings often attract transients, homeless people, trespassers and criminals, including drug abusers. Neglect of vacant buildings, as well as use of vacant buildings by transients and criminals, creates a risk of fire, explosion or flooding for the vacant building and adjacent properties. Vacant properties often are used as dumping grounds for junk and debris and often are overgrown with weeds and grass. Vacant buildings that are boarded to prevent entry by transients and other long-term vacancies discourage economic development and retard appreciation of property values. There is a substantial cost to the city for monitoring vacant buildings whether or not those buildings are boarded. This cost should not be borne by the general taxpayers of the community; but, rather, these costs should be borne by those who choose to leave their buildings vacant.

435.03. Definitions. For purposes of this section, the terms defined in this subsection have the meanings given them.

Subd. 1. Abandoned property. “Abandoned property” means property that the owner has surrendered, voluntarily relinquished, disclaimed, or ceded all right, title, claim, and possession, with the intention of not reclaiming it.

Subd. 2. Compliance official. “Compliance official” means the city manager and the city manager’s designated agents authorized to administer and enforce this section.

Subd. 3. Building. “Building” is any roofed structure used or intended for supporting or sheltering any use or occupancy.

Subd. 4. Owner. “Owner” or “property owner” is the owner of record according to Hennepin County property tax records; those identified as owner or owners on a vacant building registration form, a holder of an unrecorded contract for deed, a mortgagee or vendee in possession, a mortgagor or vendor in possession, an assignee of rents, a receiver, an executor, a trustee, a lessee, other person, firm or corporation in control of the freehold of the premises or lesser estate therein. An owner also means any person, partnership, association, corporation or fiduciary having a legal or equitable title or any interest in the property or building. This includes any partner, officer or director of any partnership, corporation, association or other legally constituted business entity. All owners shall have joint and several obligations for compliance with the provisions of this section.

Subd. 5. Responsible party. “Responsible party” is an owner, entity or person acting as an agent for the owner who has direct or indirect control or authority over the building or real property upon which the building is located; any party having a legal or equitable interest in the property. Responsible party may include but is not limited to a realtor, service provider, mortgagor, leasing agent, management company, or similar person or entity.

Subd. 6. Vacant building. “Vacant building” a building is vacant if no person or persons actually and currently conducts a lawful business or lawfully resides or lives in any part of the building on a permanent, nontransient basis in accordance with city’s zoning regulations.

435.05. Vacant building registration.

Subd. 1. Application. The owner or responsible party shall register a vacant building with the city no later than 30 days after the building becomes vacant. The registration shall be submitted on a form provided by the city and shall include the following information supplied by the owner:

- (a) The name, address, telephone number and email address, if applicable, of each owner and each owner’s representative;
- (b) The names, addresses, telephone numbers and email addresses, if applicable, of all known lien holders and all other parties with any legal interest in the building;
- (c) The name, address, telephone number and email address, if applicable, of a local agent or person responsible for managing or maintaining the property;
- (d) The tax parcel identification number and street address of the premises on which the building is situated;

- (e) The date the building became vacant, the period of time the building is expected to remain vacant, and a property plan and timetable for returning the building to appropriate occupancy or use and correcting code violations and nuisances, or for demolition of the building; and
- (f) The status of water, sewer, natural gas and electric utilities.

The owner shall notify the compliance official within 30 days of changes in any of the information supplied as part of the vacant building registration.

Subd. 2. Property plan. The property plan identified above in Crystal city code, subsection 435.05, subdivision 1 (e) shall meet the following requirements:

- (a) General provisions. The plan shall comply with all applicable regulations and meet the approval of the compliance official. It shall contain a timetable regarding use or demolition of the property. The plan shall be completed within 30 days after the building is registered;
- (b) Maintenance of building. The plan shall identify the means and timetable for addressing all maintenance and nuisance-related items identified in the application. Any repairs, improvements or alterations to the property shall comply with building code provisions and applicable city regulations;
- (c) Plan changes. If the property plan or timetable for the vacant building is revised in any way for any purpose, the revisions shall meet the approval of the compliance official; and
- (d) Demolition required. If a building has remained vacant for a period of 365 consecutive days, and the compliance official has not approved an alternative schedule in the property plan, the city may declare the building to be a nuisance and direct the owner to demolish the building and restore the grounds. If the owner does not demolish the building and thereby eliminate the nuisance conditions, the city may commence abatement and cost recovery proceedings for the abatement of the violation in accordance with Crystal city code, subsection 425.25 and Minnesota Statutes, section 429.101.

Subd. 3. Non-compliance and notification. If the owner does not comply with the property plan, or maintain or correct nuisance violations, the city may commence abatement and recover its costs for correction of those items in accordance with Crystal city code, subsection 425.25 and Minnesota Statutes, section 429.101. In the case of an absent owner and ongoing nuisance issues, the city need not provide notice of each abatement act to the owner. A single notice by the city to the owner is determined to be sufficient notice that it intends to provide ongoing abatement until the owner corrects the violations.

Subd. 4. Exemptions.

- (a) Fire damage. A building that has suffered fire damage is exempt from the registration requirement for a period of 90 days after the date of the fire if the owner submits a request for exemption in writing to the compliance official. An exemption request for review by the compliance official shall include the following information supplied by the owner:
- (1) A description of the premises;
  - (2) The name and address of owner or owners;
  - (3) A statement of intent to repair and reoccupy the building in an expeditious manner and the time frame for completion; and
  - (4) Actions the owner will take to ensure the property does not become a nuisance for the neighborhood.
- (b) Snowbirds. Those persons who leave their residential buildings on a temporary basis for vacation purposes or to reside elsewhere during the winter season and have the intent to return are exempt from the registration requirement. Requests for “snowbird” exemption will be considered annually with proper verification.

Subd. 5. Fees. The owner shall pay an annual registration fee. The registration fee will be in an amount adopted by resolution by the city council. The amount of the registration fee shall be reasonably related to the administrative costs for registering and processing the registration form and for the costs of the city in monitoring the vacant building site. The fee shall be paid in full prior to the issuance of any building permits or licenses, with the exception of a demolition permit.

Subd. 6. Waiver of fees. The city may waive the registration fee if the owner or responsible party has paid all past due registration fees and all other financial obligations and debts owed to the city that are associated with the vacant property and demonstrates, to the satisfaction of the compliance official that:

- (a) The property is re-occupied, with the exception of demolition, within a period of time deemed reasonable to the compliance official; and either
- (b) The owner or responsible party is in the process of demolition, rehabilitation, or other substantial repair of the vacant building; or
- (c) The owner or responsible party has a plan for the demolition, rehabilitation, or other substantial repair of the vacant building in a period of time that is deemed reasonable to the compliance official.

Subd. 7. Assessment. If the registration fee or any portion is not paid within 60 days after billing or within 60 days after any appeal becomes final, the city council may certify the unpaid fees against the property in accordance with Minnesota Statutes, section 429.101.

Subd. 8. Issuance of registration. Upon completion of the registration process and payment of the fee, the city will issue a Vacant Building Registration to the owner. The owner shall securely post the registration on the vacant building on a side entrance door, where possible, that is not generally visible from the public street. If no side entrance door is available, the registration shall be securely posted on another available entrance door.

Subd. 9. Failure to register. If the property is abandoned or the owner or responsible party fails to complete the registration process, the property will be administratively registered as a vacant property.

435.07. Change of ownership. A new owner(s) shall register or re-register a vacant building in accordance with Crystal city code, subsection 435.05 within 15 days of any transfer of an ownership interest in a vacant building. The new owner(s) shall comply with the approved property plan and timetable submitted by the previous owner or shall submit any changes proposed to the property plan to the compliance official for review and approval as required by Crystal city code, subsection 435.05. For the purposes of this section, a new owner is an “owner” as defined in Crystal city code, subsection 435.03 who has purchased the vacant building since its registration by the previous owner and has succeeded to all rights of that previous owner.

435.09. Inspections. The compliance official may inspect any vacant building in the city for the purpose of enforcing and assuring compliance with this section and other applicable regulations. Upon the request of the compliance official, an owner or responsible party shall provide access to all interior portions of the building and the exterior of the property in order to complete an inspection. If the owner or responsible party is not available, is unresponsive, or refuses to provide access to the interior of the building, the city may use any legal means to gain entrance to the building for inspection purposes. Prior to any re-occupancy, the owner or responsible party shall request an inspection of the vacant building by the compliance official to determine compliance with Crystal city code, section 425 and all other applicable regulations. All application and reinspection fees also shall be paid prior to building occupancy.

435.11. Maintenance of vacant buildings.

Subd. 1. The owner shall comply with and address the following items in the property plan, as described in Crystal city code, subsection 435.05, subdivision 2.

- (a) Appearance. All vacant buildings shall be so maintained and kept that they appear to be occupied.
- (b) Securing. All vacant buildings shall be secured from outside entry by unauthorized persons or pests. Security shall be ensured by normal building amenities such as windows and doors having adequate strength to resist intrusion. All doors and windows shall remain locked. There shall be at least one operable door into every building and into each dwelling unit. Exterior walls and roofs shall remain intact without holes.

- (1) Architectural (cosmetic) structural panels. Architectural structural panels may be used to secure windows, doors and other openings provided they are cut to fit the opening and match the characteristics of the building. Architectural panels may be of exterior grade-finished plywood or Medium Density Overlaid plywood (MDO) that is painted to match the building exterior or covered with a reflective material such as plexi-glass to simulate windows.
  - (2) Temporary securing. Untreated, exterior grade (CDX) plywood or similar structural panels may be used to secure windows, doors and other openings for a maximum period of 90 days.
  - (3) “Artistic” board-up. With prior approval of the compliance official, artistic options may be utilized to secure a vacant building.
  - (4) Emergency securing. The compliance official may take immediate steps to secure a vacant building at their discretion in emergency circumstances.
- (c) Fire safety.
- (1) Fire protection systems. Owners of non-residential vacant buildings shall maintain all fire protection systems, appliances and assemblies in operating condition and maintain underwriter laboratories (UL) monitoring of all systems.
  - (2) Removal of hazardous and combustible materials. The owner of any vacant building, or vacant portion thereof, shall remove all hazardous material and hazardous refuse that could constitute a fire hazard or contribute to the spread of fire.
- (d) Plumbing fixtures. Plumbing fixtures connected to an approved water system, an approved sewage system, or an approved natural gas utility system shall be installed in accordance with applicable codes and be maintained in sound condition and good repair or removed and the service terminated in the manner prescribed by applicable codes. The building’s water systems shall be protected from freezing.
- (e) Electrical. Electrical service lines, wiring, outlets or fixtures not installed or maintained in accordance with applicable codes shall be repaired, removed or the electrical services terminated to the building in accordance with applicable codes.
- (f) Lighting. All exterior lighting fixtures shall be maintained in good repair, and illumination shall be provided to the building and all walkways in the same manner as provided at the time the building was last occupied or as otherwise provided in the approved vacant building plan.



- (g) Heating. Heating facilities or heating equipment in vacant buildings shall be removed, rendered inoperable, or maintained in accordance with applicable codes.
- (h) Termination of utilities. The compliance official may require that water, sewer, electricity, or gas service to the vacant building be terminated or disconnected. Prior to the termination of any utility service, the city will provide written notice to the owner. No utility may be restored until consent is given by the compliance official. Utilities may be discontinued at the request of the owner or responsible party as part of the approved vacant building property plan. The compliance official may authorize immediate termination of utilities at their discretion in emergency circumstances and provide subsequent notice to the owner or responsible party.
- (i) Signs. Obsolete or unused exterior signs and installation hardware shall be removed. Holes and penetrations shall be properly patched and painted to match the building. Surfaces beneath the signs that do not match the building shall be repaired, resurfaced, painted or otherwise altered to be compatible with the building surfaces. All signs shall be maintained in good condition and comply with the provisions of Crystal city code, section 405.
- (j) Exterior maintenance. The owner shall comply with all applicable property maintenance regulations and city codes including, but not limited to, the following:
  - (1) Nuisances. The owner shall eliminate any activity on the property that constitutes a nuisance as defined by Crystal city code, sections 425, 2005, and 2010.
  - (2) Grass and weeds. Any weeds or grass shall be maintained at a height of no greater than eight inches and in accordance with Crystal city code, subsection 640.13.
  - (3) Exterior structure maintenance. The owner shall maintain the vacant building in compliance with Crystal city code, section 425 as determined to be necessary by the code official.
  - (4) Abandoned or junk vehicles. The owner shall keep the property free of unlicensed, inoperable, abandoned or junked vehicles. The city may cause such vehicles to be removed.
  - (5) Storage and disposal of refuse. The storage and disposal of refuse shall comply with the requirements of Crystal city code, section 605.
  - (6) Animals. The owner shall ensure that all animals, including domestic, exotic and feral, are removed from the property and handled in a humane manner.
  - (7) Diseased, dead or hazardous trees. The owner shall remove diseased, dead or hazardous trees or branches from the property in accordance with Crystal city code, section 2020.

- (8) Graffiti. The owner shall remove all graffiti from the property in accordance with Crystal city code, section 430.
- (9) Abandoned pools. Swimming pools shall be covered and secured to prevent accidental entry, treated to prevent pest harborage, and properly drained and winterized.
- (k) Removal of garbage and refuse. The owner of any vacant building or vacant portion thereof shall keep the building and property free of all garbage, refuse, litter, rubbish, swill, filth, or other materials identified in Crystal city code, section 605.
- (l) Police protection systems. All alarm systems in any vacant building or portion thereof shall be maintained in operating condition.
- (m) Loitering, criminal activities. Loitering or engaging in criminal activities is prohibited in the vacant building or on the real property upon which the vacant building is located. The owner or responsible party shall not allow these activities and shall take immediate actions to eliminate these conditions upon notification by the city or upon discovery.
- (n) Emergency abatement. The compliance official may authorize immediate abatement of any public nuisance or correction of any maintenance item if the compliance official determines that conditions exist that present an imminent threat to the public health and safety in accordance with Crystal city code, section 425.
- (o) Other codes. The property owner or responsible party shall comply with all other city codes and applicable regulations.

435.13. No occupancy or trespass. No person may trespass, occupy or reside, on a temporary or permanent basis, in any vacant building, registered or not, without the owner's consent.

435.15. Vandalism or removal of items prohibited. No person may vandalize or remove items from a vacant building or the property upon which it is located, including, but not limited to, appliances, fixtures, electrical wiring, copper, or other similar items without the owner's consent.

435.17. Appeal. Any person or responsible party aggrieved by a decision rendered under Crystal city code, section 435 may appeal to the city council. The appeal shall made be in writing, shall specify the grounds for the appeal, and shall be submitted to the city manager within ten business days of the decision that is basis of the appeal.

435.19. Penalties. Any person or responsible party who violates the provisions of Crystal city code, section 435 is subject to penalty as provided under Crystal city code, section 306. Nothing in this section, however, is deemed to impair other remedies or civil penalties available to the city under this Crystal city code or state law including, but not limited to, Minnesota Statutes, sections 463.15 through 463.261.

<b>Amended subsection</b>	<b>Amending ordinance</b>
400.01, subd. 1	95-12, Sec. 1; 2000-08, Sec. 1; 2004-2, Secs. 1; 2016-05, Sec. 1
400.01, subd. 3	95-12, Sec. 2; 2000-08, Sec. 2; 2004-2, Sec. 2; 2007-08, Sec. 1; 2007-17, Sec. 1; 2016-05, Sec. 1; 2017-06, Sec. 1;
400.03	2004-2, Sec. 3
400.05	2016-05, Sec. 2
400.13, subd. 4	2004-2, Sec. 4
400.15	2016-05, Sec. 4
400.17, subd. 1	2004-2, Sec. 6
400.17, subd. 2	2001-04, Sec. 1; 2004-2, Sec. 6
400.19	2001-04, Sec. 2; 2004-2, Sec. 7
400.21	2016-05, Sec. 12
403.05	2016-06, Sec. 1
405 (deleted in its entirety)	2018-01, Sec. 47
405.03, subds. 4, 9, 11, and 19-33	2007-18, Sec. 1
405.03, subd. 9	2007-18, Sec. 1; 2013-07
405.07, subd. 3	2007-18, Sec. 1
405.09	2007-18, Sec. 1
405.15, subd. 1	2001-02, Sec. 2
405.15, subds. 5, 6, and 9	2007-18, Sec. 1
405.17, subd. 1	2001-02, Sec. 3; 2007-18, Sec. 1
405.17, subd. 3, 5, 6, 8, 11	2007-18, Sec. 1
405.19, subds. 1-5	2007-18, Sec. 1
405.19, subd. 4	94-7, Sec. 1; 2007-18, Sec. 1
405.21	2007-18, Sec. 1
405.23	2007-18, Sec. 1; 2013-07
405.27	2007-18, Sec. 1
407.01	2017-07, Sec. 2
410.03	2004-2, Sec. 8
410.07, subds. 1-2	2004-2, Sec. 9
410.09, subds. 1-2	2004-2, Sec. 10
410.11, subds. 1-4	2004-2, Sec. 11
410.15, subds. 2, 3, and 5	2004-2, Sec. 12
415.01	95-12, Sec. 2; 2004-2, Sec. 13; 2007-08, Sec. 2; 2016-05, Sec. 5
415.05	95-12, Sec. 3; 2004-2, Sec. 14; 2007-08, Sec. 3
425	2007-06
425.05, subd. 1	2016-05, Sec. 7
425.05, subd. 2	2008-08; 2012-04, Sec. 1; 2015-06; 2016-05, Sec. 7
425.07, subd. 1	2012-04, Sec. 2; 2015-06; 2016-05, Sec. 8; 2018-04, Sec. 1

425.07, subds. 2-3	2012-04, Sec. 2
425.15, subd. 1	2012-04, Sec. 4
425.17, subds. 1-2	2016-05, Sec. 9
425.17, subds. 3, 6, 7, 11, 17, and 20	2012-04, Sec. 5
425.17, subd. 4	2018-04, Sec. 2
425.21	2012-04, Sec. 6; 2018-1, Sec. 1; 2018-02, Sec. 1
425.27, subd. 4	2012-04, Sec. 7
425.29	2012-04, Sec. 8
435	2009-02
<b>Repealed subsection</b>	<b>Repealing ordinance</b>
400.01, Subd. 2	95-12, Sec. 1
400.05, Subd. 2	2016-05, Sec. 2
400.09	2016-05, Sec. 3
405	2018-01, Sec. 47
405.07, Subd. 4	2001-02, Sec. 1
405.35	2007-18, Sec. 1
420	2016-05, Sec. 6
425	2007-06
425.13	2015-06
430	2016-05, Sec. 10