

# Crime Free Housing

## Overview

The Crime Free Housing program is designed to strengthen working partnerships between the Robbinsdale Police Department and the owners/managers of rental and relative homestead properties. We believe these partnerships help keep the city a safer and more desirable place to live.

The Robbinsdale Police Department encourages property owners and managers to practice "active property management" which keeps them involved at their properties. Through active involvement, property owners and managers become more aware of potential criminal activity which needs to be reported to the police department.

To ensure effective management of rental property, the City of Robbinsdale has a Crime Free Housing provision within its Housing Maintenance City Code (City Code 425). Key elements of the Crime Free Housing provision are listed below.

## Crime Free Training Sessions

Property owners currently applying for a rental license in Robbinsdale are required to attend a Landlord Orientation Session, which includes the Crime Free Housing training information. These orientation sessions are scheduled by the city's housing office on a quarterly basis.

## Excessive Police Calls (Repeat Nuisance Ordinance)

The purpose of the Repeat Nuisance Ordinance (City Ordinance 927) is to protect public safety and to abate repeat service calls by the city to the same property for nuisance service calls which prevent police services to other residents. Examples of common nuisance calls include, but are not limited to, disorderly conduct, barking dogs, parking complaints, disturbances, loud parties, etc.

After two qualifying nuisance violations to the same property within a 365-day period, the property owner and/or tenant receive a warning letter documenting the violations. Upon a third and any subsequent violation, the property owner and/or tenant are assessed a \$250.00 service fee. Additional fees may also be assessed to cover the actual cost of city service provided.

When four violations of the Repeat Nuisance Ordinance have occurred at a rental or relative homestead property within a 365-day period, owners are required to evict all responsible tenants within a reasonable amount of time not to exceed 60 days. Owners who fail to evict are subject to possible administrative fees (currently \$750 per month) for every month an eviction does not take place and may have their rental license suspended or revoked. An owner is not permitted to offer any other unit within the city for rent to any tenant evicted for a period of at least one year after the date of removal.

## Required Lease Addendums

After January 1, 2011, owners of owners of rental or relative homestead properties must have lease addendum language, whether there is a written lease agreement or not, which prohibits the occurrence of criminal and narcotics activity on their property. To view the

required lease addendum language, please click the link below. Similar or comparable language may be substituted with the prior approval of the city manager.

#### [Crime Free / Drug Free Lease Addendum Language](#)

- (1) Tenant, any members of the tenant's household or a guest or other person affiliated with tenant shall not engage in criminal activity, including drug-related criminal activity, on or near the premises;
- (2) Tenant, any members of the tenant's household or a guest or other person affiliated with tenant shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near the premises;
- (3) Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest;
- (4) Tenant, any members of the tenant's household or a guest, or other person affiliated with the tenant shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any locations, whether on or near the premises or otherwise.

#### **Violation of Crime Free / Drug Free Addendum**

Owners of properties which have incurred a Crime Free/Drug Free lease addendum violation must evict all responsible tenants occupying the property in a reasonable amount of time not to exceed 60 days. Owners who fail to evict are subject to possible administrative fees (currently \$750 per month) for every month an eviction does not take place and may have their rental license suspended or revoked. An owner is not permitted to offer any other unit within the city for rent to any tenant evicted for a period of at least one year after the date of removal.