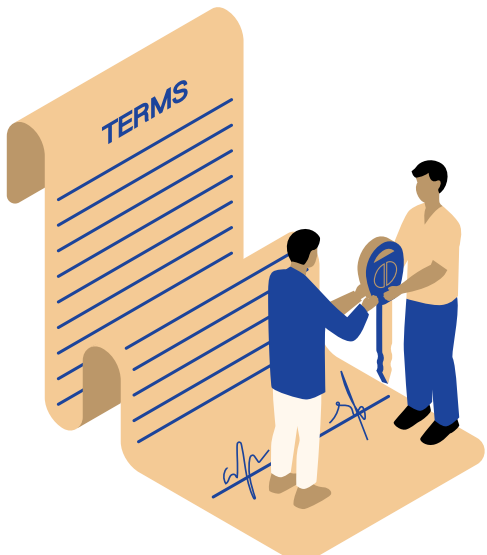


Rental Licensing

Per Robbinsdale City Code, all properties that are not owner occupied, including relative occupied, are required to carry a Rental Dwelling License. A rental dwelling is defined as a dwelling unit that is not occupied by the owner of record regardless of familial relationship or other compensation paid to the owner. This license verifies that the property is registered for occupancy and has met minimum rental requirements. The Rental Dwelling License cycle is two calendar years with rental inspections required every two years. New rentals or changes in property ownership are required to attend a one-time Crime Free Housing Training held by the City. Once a Rental License Application and associated fees are received then a rental inspection is scheduled. Following the completion of a successful rental inspection, the Rental Dwelling License will be issued. These are not transferable. Renting a property prior to obtaining the Rental Dwelling License is considered a code violation. This offense is a Level 5 Citation and carries a \$400 fine.



More Information



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City of Robbinsdale

Rental Licensing &
Property Maintenance





Rental Licensing Fees

Fee Schedule

Single family dwellings, 2-unit dwellings with one unit being occupied by the property owner, and 3-unit dwellings with two units being occupied by the property owners are all subject to the same fee schedule. The standard 24-month licensing fee is \$125.

2-unit dwellings that are non-owner occupied and 3-unit dwellings with one unit occupied by the property owner are subject to the same fee schedule. A standard 24-month licensing fee is \$225.

For 3-unit dwellings that are non-owner occupied and 4-unit dwellings, please contact the Community Development Department for fee information.

In addition to the prorated rental license fee, a one-time fee is applied to rental dwellings. An initial inspection/conversion fee for a new rental dwelling is \$750. A change in ownership fee for an existing rental dwelling is \$500.

Property Maintenance and Inspections

City Code

Information regarding the condition and maintenance of properties in Robbinsdale can be found in the Robbinsdale City Code (Section 425). The City Code is located on our website at www.robbinsdalemn.com/citycode.

Inspections

Rental inspections occur biennially with one additional reinspection allowed during that cycle. Interim inspections can be scheduled for rental properties that have extensive damage or unsafe conditions, for a \$50 fee.

Interior rooms, exteriors/grounds, and garages are inspected during rental inspections. Rental inspections are conducted by our Housing Inspector. A list of the most common issues found during inspections can be found on the City website.

Additional Information

Crime Free Housing

New rental properties or properties with changes in ownership are required to attend a Crime Free Housing Class held by the City. We do not accept Crime Free Training certificates from other cities. These classes are held quarterly and are only needed once.

License Requirements

The Rental Dwelling License will not be issued if there are unpaid utilities, prior year's property taxes owed, and/or the rental dwelling and its premises do not conform to the ordinances of the City of Robbinsdale and the State of Minnesota. Corrections required for the occupant's safety must be completed before the license will be issued and before the rental dwelling is occupied.



ROBBINSDALE