
Rental License & Inspection Update

Council Workshop
9/20/2021

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Community Standards Director/Fire Marshal



Review

- The last update was in January 2018.
- Current inspection goals set by past council.
 - Apartments
 - All exterior and interior common areas and 1/3 of units inspected annually.
 - Single Family Attached & Detached
 - Complete exterior and interior inspection once every 3 years.
 - Exterior only inspection on years when not receiving a complete inspection.

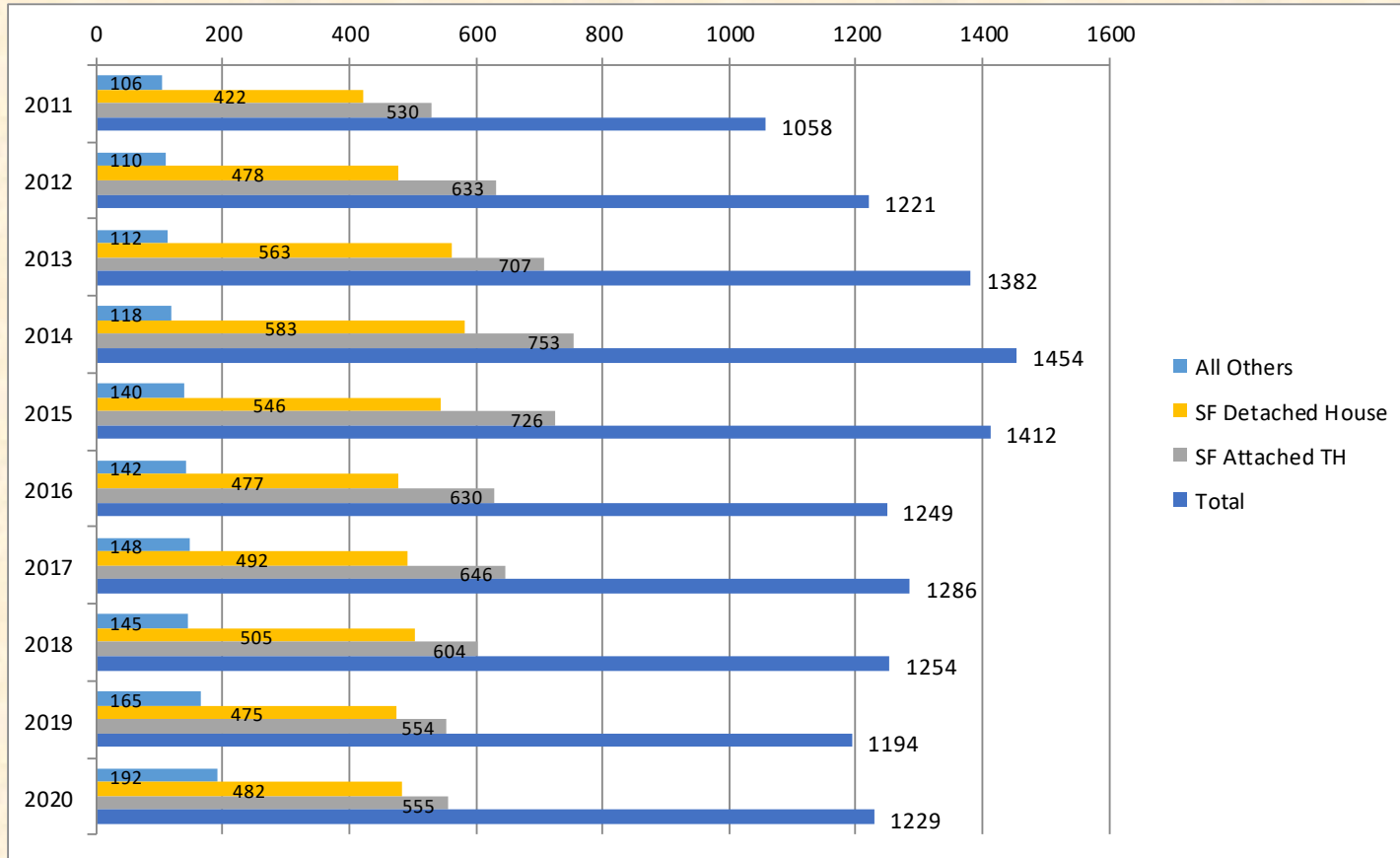


Review

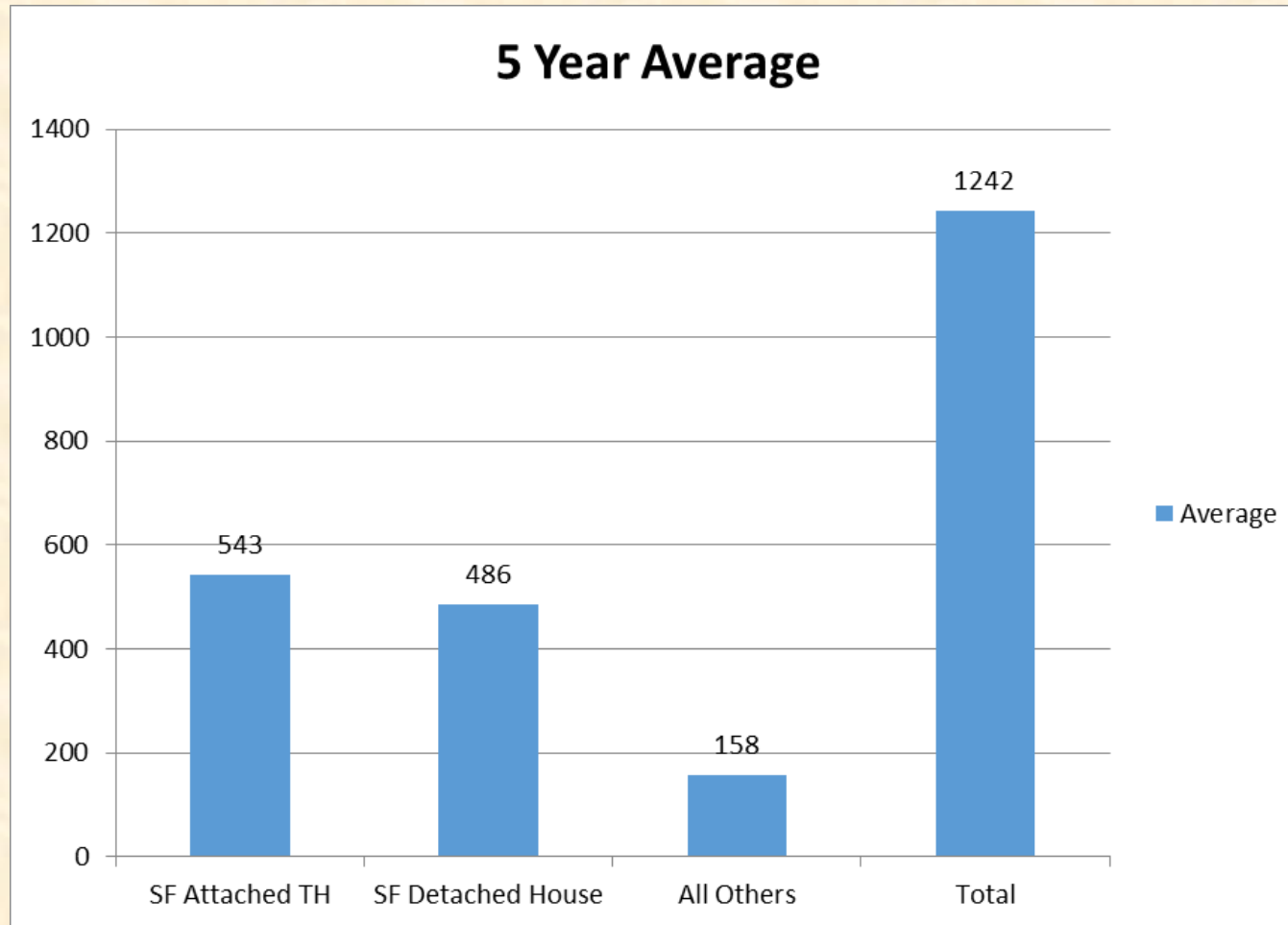
- In 2018, license period was changed from June 1st/May 31st, to calendar year January 1st/December 31st in 2019. Inspection schedule now consistent with Fire & PCO inspections
- Additional Housing Inspector/Firefighter position was approved by council based on the additional apartment buildings being constructed and proposed.
 - Position was to be filled in 2020 but was postponed until 2021 due to COVID.
 - New inspector started 9/7/2021.



Rental Licenses

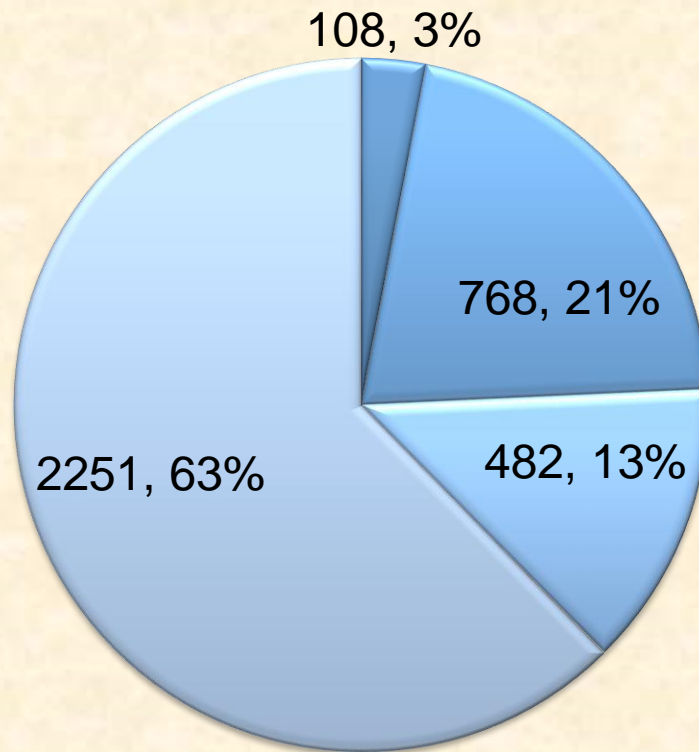


Rental Licenses 5 Year Average



Rental Units by Type

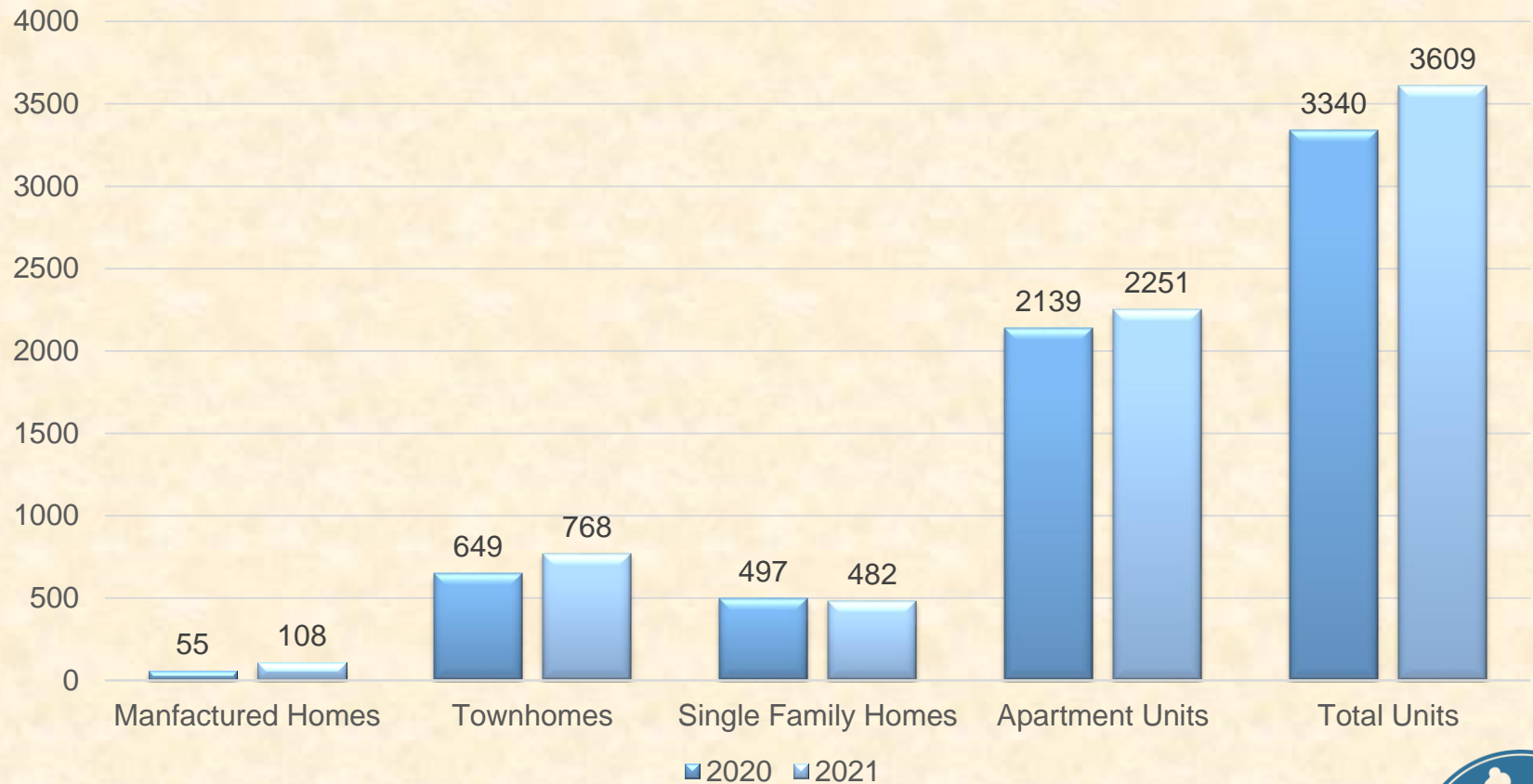
Total Units - 3609



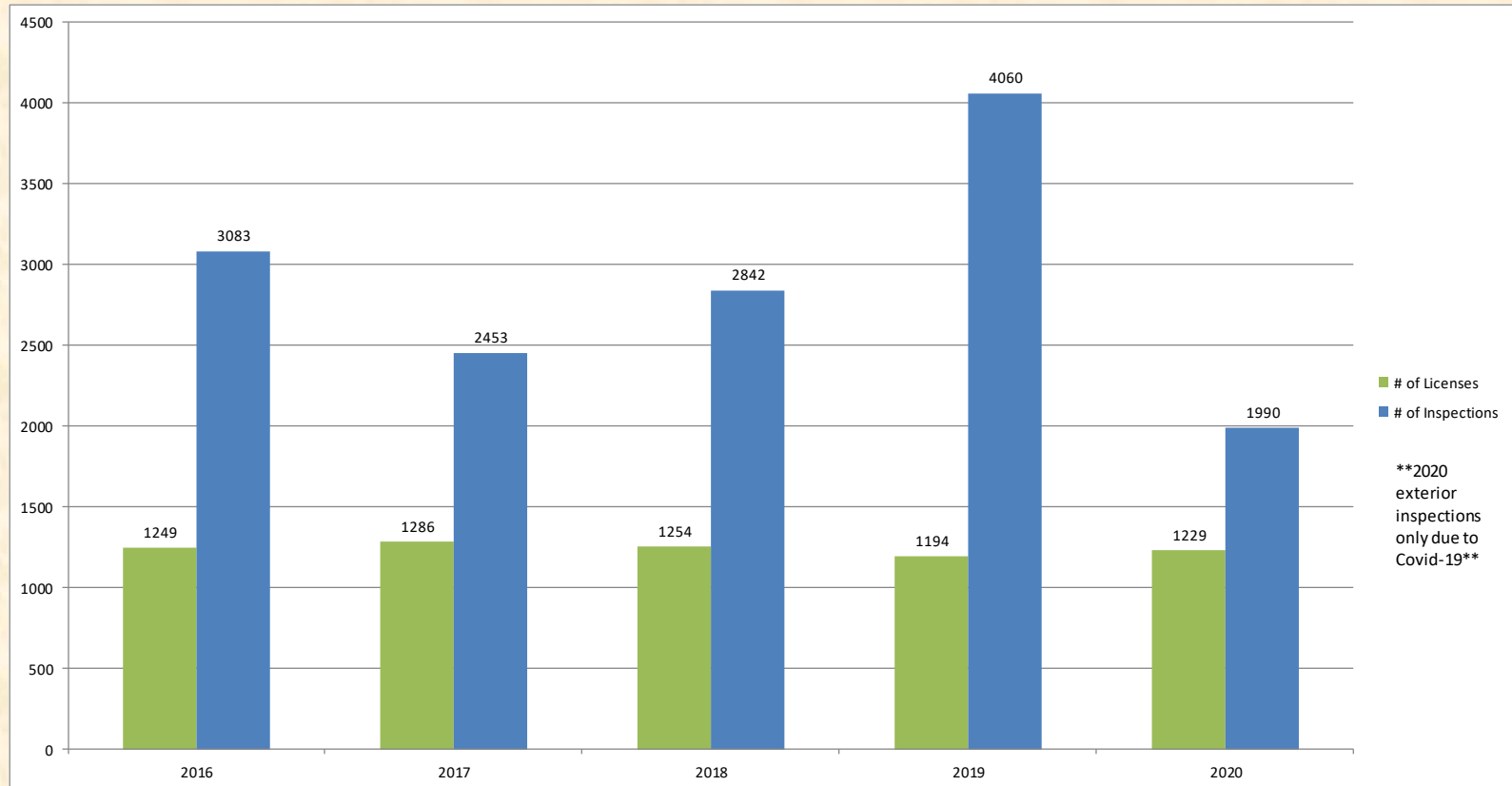
- Manf. Home
- Townhome
- Single Family Home
- Apartment



Rental Units by Type



Rental Licenses vs. Inspections



Short Term Rentals

- Short Term Rentals (STR)
 - STR's are defined as a rental dwelling under Blaine Code of Ordinances (BCO) Section 18-501 and require a rental license.
- Current Policy
 - As directed by City Council in 2018, STR's are addressed on an honor system/complaint basis. Housing staff are not actively searching out STR's.
 - However, when discovered staff does follow-up and require a rental license be obtained.



Residential License Care Facilities

- With the recent changes in state statutes, the number of state licensed residential care facilities have increase within the city.
- These facilities are licensed by either the Minnesota Department of Human Services (DHS) or the Minnesota Department of Health (MDH).



DHS Facilities

- There are currently 136 DHS licensed residential based facilities in Blaine licensed for the following services:
 - Adult Foster Care – 28
 - Child Foster Care – 2
 - Family Child Care – 59
 - Home and Community Based Services – 47



MDH Facilities

- There are currently 16 MDH licensed residential based facilities in Blaine licensed for the following services:
 - Comprehensive Home Care – 9
 - Housing with Services – Assisted Living Services – 7



Residential License Care Facilities

- Because these facilities are licensed by the state under state statutes the city has not licensed and/or inspected them.
- City staff is currently researching whether or not the City can require a rental license for these types of facilities which would allow the city oversight and provide an avenue to deal with issues that may arise through the use of the rental licensing code.



Questions?

