

Many communities in the region administer rental license ordinances that require licensure and inspection of all residential property that is rented to an outside party. These programs promote the health, safety, and welfare of residents living in rental property. They can also provide a mechanism for a city to maintain property values and ensure the quality of the community's housing supply.

Some communities choose not to adopt rental license ordinances because the programs usually require the collection of a fee to cover the cost of inspections. Fees are not always popular among rental property owners and managers who may feel inspections are inconvenient and unnecessary. Your local housing stock is one of your most important assets, however, and a rental license and inspection program can help to prevent poor living conditions, maintenance issues, and other livability issues that can affect both your quality of life and your local tax base. With careful planning, implementing a rental license program can be unobtrusive and cost-effective.



Many communities across the region and the state use rental license ordinances to ensure the integrity of their housing stock and to protect the health and safety of tenants. [Andover](#), [Burnsville](#), and [Hopkins](#) are among the communities in the region that currently administer rental license ordinances.

Common provisions of rental license ordinances include policies and standards that may:

- Address the safety, health, and general welfare issues for tenants
- Set minimum standards for safe living conditions such as cooking, ventilation, and light
- Set minimum standards for overall building maintenance
- Encourage or incentivize crime-free drug-free lease addendums
- Graduated inspection timelines that increase or decrease based on the condition of the property
- Charge annual fees to support inspections and additional fees for reinspection
- Require reimbursement for city-incurred costs to correct inspection violations that are left unaddressed
- A penalty process for violations, with the most severe consequence being the loss of one's rental license

There are broad provisions that cover a city's authority to license in statute and in case law. Consult [Chapter 10](#) of the League of Minnesota Cities Local Government Handbook to learn more about those provisions and find links to related statutes and cases that govern a city's authority to license.

Manufactured home parks are regulated through the Minnesota Department of Health and are exempt from local government rental inspection policies and programs. To learn more see [guidance from the League of Minnesota Cities](#).