

ORDINANCE NO. 22-09**CITY OF MAPLE GROVE****AN INTERIM ORDINANCE ESTABLISHING A MORATORIUM WITHIN THE CITY ON NEW RENTAL LICENSE APPLICATIONS FOR SINGLE FAMILY HOMES, TOWNHOMES, AND OTHER DIRECT ENTRY RESIDENCES**

THE CITY COUNCIL OF THE CITY OF MAPLE GROVE, MINNESOTA DOES HEREBY ORDAIN:

SECTION 1. MORATORIUM**(a) Preamble**

The City of Maple Grove (“City”) is concerned that it has become increasingly difficult for potential home buyers wishing to purchase property in the City to identify financially attainable options. Many such options are quickly purchased by remote corporate entities and converted to rental properties. Further, the City is concerned that the overall number of rental properties in the City has increased at an unsustainable rate, over-burdening City resources dedicated to licensing those units and enforcing City regulations, especially with regard to property maintenance issues in and around rental single-family homes, townhomes, and the like. In addition, the City is aware of possible shortcomings within City Code relating to provisions governing rental licenses and property maintenance and would like to be more proactive in securing compliance for the health, safety, and welfare of City residents generally.

The City Council finds it necessary to conduct studies to consider and determine: (1) whether it has options available to help maintain or increase the number of attainable homes available for purchase by current and prospective City residents; and (2) given the increasing numbers of rental units of all types, whether the City has sufficient staffing and resources available to provide the type of proactive regulatory enforcement it would like to provide for tenants of those units and for the benefit of the City as a whole.

Upon completion of the foregoing studies, the City will consider the need and options for amendments to City Code to maintain and increase the inventory of attainable homes available for purchase by current and prospective City residents, and deal with the unsustainable increase in properties constructed as or converted to rental housing, and whether City Code changes can address that ongoing issue.

(b) Moratorium Established; Scope

- (1) In accordance with the above and pursuant to authority granted by Minn. Stat. § 462.355, subd. 4, the City hereby establishes a moratorium on

receipt, processing, or approval of any new rental license for a direct entry residential structure. For purposes of this moratorium, “direct entry residential structure” includes new and existing single family homes, twin homes, townhomes, quadhomes, and the like in which a resident or guest enters and exits the residence via a private entry. It does not include shared entry units such as apartments, cooperatives, or condominiums.

- (2) The moratorium shall not apply to: (a) any complete rental license application submitted to the City on or before July 1, 2022; (b) any application for renewal of an existing rental license; (c) any otherwise covered application within the following developments already approved or in the process of approval by the City:

Summerwell Maple Grove
Weston Commons Second Addition
Avery Park
Edgewater on Cook Lake
Evanswood Weston Commons
Territorial Greens East
Territorial Greens West
Rush Hollow
Hansen Shih
Fox Briar Ridge East

Any covered application submitted and received prior to July 1, 2022, but deemed incomplete by the City, shall be returned to the applicant, along with the application fee, and no resubmission of such application shall be accepted during the moratorium. The City may make exception for an otherwise covered application in individual cases where the property owner resides in the home or in the event of extreme financial hardship as determined by the City in its sole discretion.

- (c) Enforcement

Any person, corporation, or other entity found to be in violation of this Ordinance shall be guilty of a misdemeanor. The City may enforce this Ordinance by mandamus, injunction, or other appropriate criminal or civil remedy in any court of competent jurisdiction.

- (d) Term

Unless earlier rescinded by action of the City Council, the moratorium established by this Ordinance shall remain in full force and effect until June 6, 2023. The moratorium may be extended as provided in Minn. Stat. §462.355, subd. 4(d).

SECTION 2. EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon passage by the City Council.

Adopted this 6th day of June, 2022, by the Maple Grove City Council.

CITY OF MAPLE GROVE

Mark Steffenson
Mayor

Attest:

Amy Dietl
City Clerk

Published in the *Osseo-Maple Grove Press* on _____.