

**Sec. 8-335. Notice required prior to initiating eviction proceedings.**

(a) At least seven days before bringing an eviction action alleging nonpayment of rent or other unpaid financial obligations in violation of the lease, an owner must provide written notice to the residential tenant specifying the basis for future eviction action.

(b) For an allegation of nonpayment of rent or other unpaid financial obligations in violation of the lease, the owner must include the following in the written notice:

- (1) The total amount due.
- (2) A specific accounting of the amount of the total due that is comprised of unpaid rents, late fees, or other charges under the lease; and
- (3) The name and address of the person authorized to receive rent and fees on behalf of the owner.

(c) A notice provided under this section must:

- (1) Provide a description of how to access legal and financial assistance through information posted on the city's website.
- (2) State that the owner may bring an eviction action following expiration of the seven-day notice period if the tenant fails to pay the total amount due or fails to vacate.

(d) The owner or an agent of the owner must deliver the notice personally or by first class mail to the address of the leased premises. If the tenant has agreed in writing, notice may be delivered by email to the residential tenant at the residential tenant's email address on file with owner.

(e) If the tenant fails to correct the rent delinquency within seven days of delivery or mailing of the notice, or fails to vacate, the Owner may bring an eviction action under Minn. Stat. § 504B.321.

(Ord. No. 2600-20, 11-16-20)

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St. Louis Park City Code