

Ordinance No. 2683-24

Amending the St. Louis Park City Code Section 8-335 requiring 30 days written notice to tenant prior to initiating eviction proceedings

The City of St. Louis Park does ordain:

Section 1. The St. Louis Park City Code Chapter 8, Section 8-335 is amended as follows:

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

The City of St. Louis Park does ordain:

(a) At least ~~seven~~ 30 days before bringing an eviction action alleging nonpayment of rent or other unpaid financial obligations in violation of the lease, ~~an owner~~ a landlord must provide written pre-eviction notice to the residential tenant specifying the basis for future eviction action. The landlord is required to provide the residential tenant with a pre-eviction notice form prepared by the city. Any pre-eviction notice shall be titled "Pre-eviction notice" and shall:

~~(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 and 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.~~

- (1) State that the landlord may file an eviction case if the tenant fails to pay the total amount due or move out within 30 days from the date of the notice, and such date must be included in the notice.
- (2) Include the following statement: "If you need legal or financial help you may contact the resources listed in this pre-eviction notice."
- (3) Provide a description of how to access legal and financial assistance through information posted on the city's website.

~~(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.~~

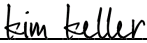
~~(e)~~ (b) If the tenant fails to correct the rent delinquency within seven 30 days of delivery or mailing the date of the notice, or fails to vacate, the Owner landlord may bring an eviction action under Minn. Stat. § 504B.321. subdivision 1 based on nonpayment of rent.

Section 2. This ordinance shall take effect November 1, 2024.

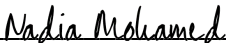
First Reading	August 5, 2024
Second Reading	September 9, 2024
Date of Publication	September 19, 2024
Date Ordinance takes effect	November 1, 2024

Reviewed for administration:

Adopted by city council September 9, 2024:

Signed by:



 Kim Keller, city manager

Signed by:


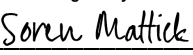
 Nadia Mohamed, mayor

Attest:

Approved as to form and execution:

DocuSigned by:


 Melissa Kennedy, city clerk

DocuSigned by:


 Soren Mattick, city attorney