



# Tiered Rental License Inspections

Systematic Inspections Based on the  
Conditions, Management &  
Maintenance of Rental Property



# Goals

- Direct resources where most needed
- Increase proactive inspections of rental properties using excessive city services
- Promote better management & maintenance of rental properties
- Improve conditions of substandard or marginal rental properties through increased inspections
- Reduce complaints by doing more proactive inspections



# Criteria Selection Process

Housing Inspections staff met with focus groups to discuss criteria

- Neighborhood Groups
- Rental Property Owners
- Tenant Representatives
- City Council Members & Staff
- Police Department Staff



# Property Early Warning System (PEWS)

Analytical tool that brings together data from several City of Minneapolis and Hennepin County data base systems.

- Public Works
- Assessor's Office
- Regulatory Services
- Police Department
- Hennepin County



# Selection Criteria

- Excessive nuisance conditions
- Excessive housing code violations
- History of non-compliance
- Excessive police calls



# Tiered Inspection Schedule

- Tier 1 – 8 Year Cycle
  - Well maintained and managed
  - Use very little City Services
- Tier 2 – 5 Year Cycle
  - Maintained to minimum standards
  - Use some City Services
- Tier 3 – 1 Year Cycle
  - Poorly maintained or managed
  - Require excessive City services



# Movement Between Tiers

- Properties placed in Tiers based on annual PEWS report.
- Properties may change Tier status during the year based on objective criteria.
- Referrals for Tier status changes
  - Inspectors
  - Other City Departments
- Tier status change referrals to be reviewed by panel.



# Time Line

1. Conduct final PEWS analysis
2. Complete internal/external communications
3. Complete training for housing inspectors
4. Launch program – April 2011





# Challenges

- Need automated system (KIVA) for tracking cycles within each tier
- Funding for needed KIVA changes budgeted from revolving fund
- Tier cycles based on current staffing and workload