

**CITY OF MEDICINE LAKE
ORDINANCE NO. 138**

**AN ORDINANCE AMENDING ORDINANCE 126 GOVERNING THE LICENSURE AND REGULATIONS
OF RENTAL HOUSING WITHIN THE CITY OF MEDICINE LAKE**

The City of Medicine Lake does ordain:

Section 1: Purpose

It is the purpose of this ordinance ~~The City of Medicine Lake governs and regulates the act of renting housing within the City limits to protect the public health, safety, and welfare of citizens of the City who have, as their place of abode, a living unit furnished to them for the payment of a rental charge to another by adopting licensing regulations for all Dwellings in the City. The City finds it necessary from time to time to amend its regulations to address changing trends and methods of renting housing.~~

Section 2 Proposed Amendments to Ordinance 126

The following changes shall be incorporated into Ordinance 126. Changes are reflected by ~~strikeouts~~ for deletions and underline for new inserted text.

Section 2. Definitions:

Subd. 1. **Rental Dwelling.** As used in this ordinance the term "rental dwelling" shall mean any building which is let or rent to one or more persons who are not the legal owner of record thereof, pursuant to the terms of a written or unwritten lease or agreement. ~~rental dwelling with one or more living units. "Rental dwelling" does not include hotels, motels, hospitals, and homes for aged.~~

Subd 4. **Owner.** A Person or Persons holding title to a property or otherwise having the legal right to determine occupancy of the property, as recorded in the official state, county, or City records.

Subd 5. **Person.** An individual, corporation, firm, association, company, partnership, organization, trustee, trust, or any other group acting as a unit.

Subd 6. **Qualifying relative.** The owner's parent, stepparent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece. This relationship may be either by blood, marriage, or persons involved in a significant romantic relationship or who share a child.

Subd 7. **Let or Rent.** The act of an Owner. In exchange for compensation, to allow occupancy of a Dwelling or portion of a Dwelling by one or more Persons who are not the owner of the Dwelling pursuant to the terms of a written or oral lease or agreement.

SECTION 3. License Required.

No person, ~~firm, partnership, corporation, or other legal entity~~ shall operate, Let or Rent a Rental Dwelling in the City without first having obtained a license. The license is issued every three years and is valid only for the original applicant until the date of expiration. Licenses issued during the 3-year period will be prorated for fees.

Section 13. Rental Dwelling Licenses

Subd 7. No person, firm, partnership, corporation or other similar entity may Rent, Let, lease or sublease any Dwelling or Dwelling unit for fewer than one hundred eight (180) consecutive days.

Section 14. Revocation, Suspension, or Probation

Subd 5. If a licensee is found to have violated the Rental Ordinance, the licensee shall, in addition to any other remedy, pay to the City all costs incurred by the City to enforce the ordinance, whether incurred in an administrative, criminal, or civil action. Further, as a condition of the future validity of his/her license, the licensee would be required to reimburse the City for all costs related to the investigation and enforcement of the ordinance, including reasonable attorney's fees, regardless of whether a Court ordered them to be paid. All fees shall be due and payable by the property owner to the city within 30 days of written demand by the city.

Section3: Effective Date.

This ordinance becomes effective upon passage and publication.

Passed by the City Council of Medicine Lake on December 5, 2022.

Scott Marks, Mayor

ATTEST: Therese Polum, City Clerk