

Vang, Mai (CI-StPaul)

From: *CI-StPaul_LegislativeHearings
Sent: Friday, May 21, 2021 7:48 AM
To: 'Olsen, Tiffany (TRG)'
Subject: RE: [External] RE: 1803 Margaret
Attachments: 1803 Margaret St.VB Reg Notice.12-24-20.pdf; 1803 Margaret St.VB Warning Letter.1-25-21.pdf

I believe the issue here is the inspector was not aware that there were people moved in. When a property becomes vacant, inspector do a drive by on a weekly basis to make sure property is secured and maintained. He found to appear vacant. Right around the time of your closing, a Renewal letter was sent regarding the VB fee (see attached). Not sure if this is previous owner. A month later, a warning letter was sent (see attached). No one appealed. Therefore, after the Warning date expired, inspector sent to assessment. The assessment office will have the file to process and that is when it will show up on their database. Again, we will go into more details at the hearing or when the hearing officer reviews the matter a day before. If the property was owned by HUD before, the City cannot collect assessments due to federal regulation. Once an owner takes over, the assessment continues. It's encumbrance upon the previous owner to disclose this information to your client even if the pending assessment has not been processed because they did received notifications. Did your client notice the blue Vacant Building placard on the door?

Vacant building fee are annually until it becomes occupied. The anniversary date of this property was 1/23/19. So every year for as long it becomes a Vacant building, the fee is due. Hope this answers your question.

It may be helpful if you attend the hearing as well.

Mai Vang

City Council Offices – Legislative Hearings
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SAINT PAUL
MINNESOTA

From: Olsen, Tiffany (TRG) <Tiffany.Olsen@BurnetTitle.com>
Sent: Thursday, May 20, 2021 5:13 PM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: RE: [External] RE: 1803 Margaret

One more question for you; thanks for all your correspondence. Is there a reason why title searches wouldn't have shown that there was a proposed or pending assessment to cover through the end of 2020? Is this something that is

reviewed semi-annually? I want to ensure our customer isn't held responsible for an assessment incurred while they weren't even in possession of the home.

Thank you!

TIFFANY OLSEN | Closing Account Executive

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From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Sent: Thursday, May 20, 2021 12:05 PM

To: Olsen, Tiffany (TRG) <Tiffany.Olsen@BurnetTitle.com>

Subject: RE: [External] RE: 1803 Margaret

Yes, please have the owner appeal. It didn't show on their database until 3/1/21. I need to gather all the information and we can discuss at the hearing on June 8th. If a decision is made before the hearing, I will contact them not to attend. Not sure why Vacant Building Inspector closed the file much later so I need that information as well.

Mai Vang

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**SAINT PAUL
MINNESOTA**

From: Olsen, Tiffany (TRG) <Tiffany.Olsen@BurnetTitle.com>

Sent: Thursday, May 20, 2021 11:33 AM

To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Subject: RE: [External] RE: 1803 Margaret

Hello and thank you for the prompt reply.

According to our title search there was no indication of another pending assessment for the VBR fee for future dates, beyond 7/2/20.

Per the attached assessment search we were provided it appears the VBR is from 12/24/19-5/15/20 with a pending date of 7/2/20.

Since the new owner did not take possession of the property until 12/4/2020 and our searches did not locate the proposed assessment that was mailed to the owner, how can we rectify this, as they should not be responsible? It is my understanding they moved in within a week of the closing.

Can I have the owner reach out to appeal?

Thank you,

TIFFANY OLSEN | Closing Account Executive

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From: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Sent: Thursday, May 20, 2021 11:19 AM

To: Olsen, Tiffany (TRG) <Tiffany.Olsen@BurnetTitle.com>

Subject: [External] RE: 1803 Margaret

Ms. Olsen,

Looks like the Vacant Building Fee was paid on 1/6/21 by Burnet Title to cover the time frame of 1/23/19 to 1/23/20. The pending assessment, which you attached, covers 1/23/20 to 1/23/21 which was not paid and was sent to Assessment Office on 3/1/21. Inspector note indicated the Vacant Building file was not closed until 3/25/21 that this has been rehabbed/occupied. If you wish to appeal this assessment, I will put onto the docket for June 8, 2021 via teleconference call between 9 and 10 a.m. for the hearing. Please confirm telephone number to be called in. You don't have the option to call in.

Mai Vang

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**SAINT PAUL
MINNESOTA**

From: Olsen, Tiffany (TRG) <Tiffany.Olsen@BurnetTitle.com>
Sent: Thursday, May 20, 2021 10:06 AM
To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>
Subject: 1803 Margaret
Importance: High

Hello,

This property was purchased 12/4/2020 by a customer of Burnet Title's and they have informed me they received the attached letter regarding a Vacant Building Fee. I do believe the customer is residing at the property and we collected the VBF from the previous owner. We do show a record of the check being cleared from our trust account.

In order to avoid the VBF, what needs to be done by the owner?

Thank you and kind regards.

TIFFANY OLSEN | Closing Account Executive
MN ID License #40383882 | WI ID License #17274379
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