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To: dave@laketitlern.com
Subject: 587 Cook Ave
Date: Thursday, July 7, 2022 3:03:00 PM
Attachments: [image001.png](#)
[image002.png](#)

Good afternoon,

Per our conversation, the section of City Code pertaining to title transfer of Category 3 Vacant Buildings can be found here:
https://library.municode.com/mn/st_paul/codes/code_of_ordinances?nodeId=PTIIIECO_TITVIBUHO_CH33BUCOIN_S33.03PEHERE

Section 33.03 (f) (6)

- (3) If a certificate of compliance or certificate of occupancy is not issued within the time period authorized pursuant to this section, all monies deposited may be forfeited without refund to the city and the city may proceed with a substantial abatement action under the provisions of chapter 45 of this Code.
- (4) If the city council determines that it is in the public interest to grant additional time to complete the rehabilitation of the building(s) to habitable condition, it may, by resolution, grant an additional six (6) months for the property to be restored to habitable condition. One (1) six-month time extension beyond this time limitation may be requested by the owner and will be considered by the building official if it can be shown that the code compliance work is proceeding expeditiously and is more than fifty (50) percent complete or if unforeseen conditions have had significant schedule impact on the completion of work.
- If the initial five thousand dollars (\$5,000.00) deposit or performance bond has been forfeited for lack of progress, the city council reserves the right to increase the amount of the required deposit or performance bond to continue work on the dangerous structure, nuisance or vacant building to ten thousand dollars (\$10,000.00); the purpose of said bond shall be to off-set potential city expenses associated with abating nuisance conditions.
- (5) No building subject to the restrictions of this section shall be used for occupancy until such time as the certificate of compliance and/or certificate of occupancy relating to that building has been issued. Rehabilitation undertaken by the department of planning and economic development shall be exempt from the requirement for a cash deposit.
- (6) In order to maintain and improve decent, safe and sanitary residential housing and for the purpose of protecting the health, welfare and safety of the public, no person shall sell, purchase, give or transact a change in title or property ownership of any building, dwelling or dwelling unit, structure, or any portion thereof, which is intended for residential occupancy and has been designated as a dangerous structure under Leg. Code § 43.02(1), a vacant building under Leg. Code § 43.02(7), (c), (d), (e) or (f), or a nuisance building under Leg. Code § 45.03, without first obtaining the appropriate certificate of occupancy or compliance from the building official required under this chapter or fire certificate of occupancy from the fire marshal required under Leg. Code Chap. 40. Transfer of ownership in certain vacant buildings classified under Leg. Code § 43.02(7.1) as a Category I or a Category II building may be exempt from the provisions of this section provided that the prospective buyer of a Category I building:
- Pays all outstanding vacant building fees;
 - Submits for approval a complete vacant building registration form;
 - Obtains a truth in sale of housing report meeting the requirements of Leg. Code Chap. 180.
- And further provided that the prospective buyer of a Category II building:
- Complies with all the requirements under subsections a - c under this subdivision for Category I buildings; and
 - Either posts a performance bond in the amount estimated as necessary to cover the estimated costs of repairs or deposits with the department of safety and inspections that sum of money necessary to cover the estimated costs of repairs. This bond or cash deposit shall be in addition to any other bond or deposit required under subdivision (f) of this section.
 - Submits for approval a schedule for completion of the repairs.
 - Obtains a vacant building rehabilitation permit.

As mentioned on the phone, once a building becomes a Category 3 Vacant Building it cannot revert back to a Category 2.

I hope this helps,
Joanna



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