





May 7, 2024

Colin Gulling  
3512 W 115th Place  
Chicago, IL 60655

REQUEST FOR EXCEPTION TO 3% CAP - NOTICE OF APPLICATION DENIAL

RE: 1184 Seminary Avenue, Saint Paul, MN, 55104

Dear Property Representative:

You applied for an exception to the 3% cap on rent increases per Chapter 193A of Saint Paul's Legislative Code. The request has been denied and you may not increase rent for the requested units above 3%. The exception has been denied by the City for the following reasons:

1. As stated in the application, the property only recently entered the rental market. A lack of financial information prevents a determination on a staff level.
2. A Fire Certificate of Occupancy is required to meet the ordinance's habitability requirements. At the time of determination, only a provisional certificate is available.

You have the right to appeal this determination. Appeals must be in writing and delivered to the City Clerk no later than 45 calendar days from the date of this written notification. Applications for appeals may be obtained at the Office of the City Clerk, 310 City Hall, City/County Courthouse, 15 W Kellogg Blvd, Saint Paul MN 55102, Phone: 651-266-8585

Pursuant to 193A.07(g), any rent increase subject to the appeal should not be imposed until there is a final determination on the appeal.

If you have any questions, please reach out to the Rent Stabilization Workgroup using the email address below.

Sincerely,  
Rent Stabilization Workgroup  
Rent-Stabilization@ci.stpaul.mn.us  
651-266-8553