



STPAUL.GOV

City Council April 9, 2025

Melanie McMahon
Deputy Director, Department of Planning and Economic Development



HISTORY

Rent Stabilization Ordinance – passed November 2021

Council action – March 2022

- Added definitions
- Named DSI as having duties related to rent stabilization and allowed for promulgation of rules to create uniform processes
- Added severability clause

Effective date – May 1, 2022

Council action – September 2022

- Vacancy decontrol for just cause changes in tenancy
- Created application and complaint processes, as well as appeal process
- Exemptions from the ordinance for newly constructed housing units, certain affordable housing units, cost of planned or completed capital improvements, etc.



NEW CONSTRUCTION EXEMPTION

New construction exemption:

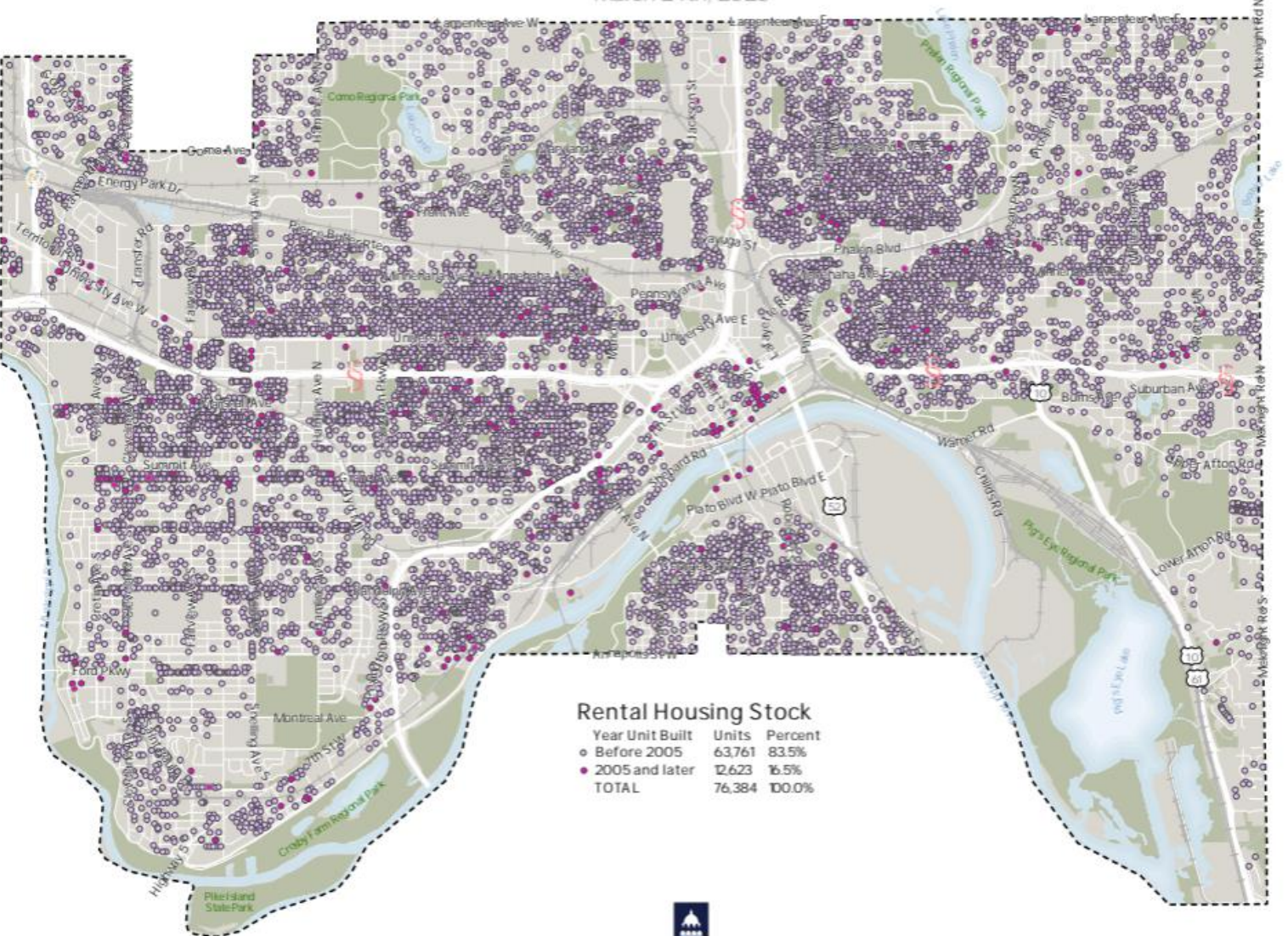
- **Current:** New residential units are currently exempt for a 20-year period from the issuance of their Certificate of Occupancy.
- **Proposal:** Modify existing new construction exemption for new residential units with an issuance of their Certificate of Occupancy after December 31, 2004.





Age of Rental Housing Stock in Saint Paul - identified by Certificate of Occupancy

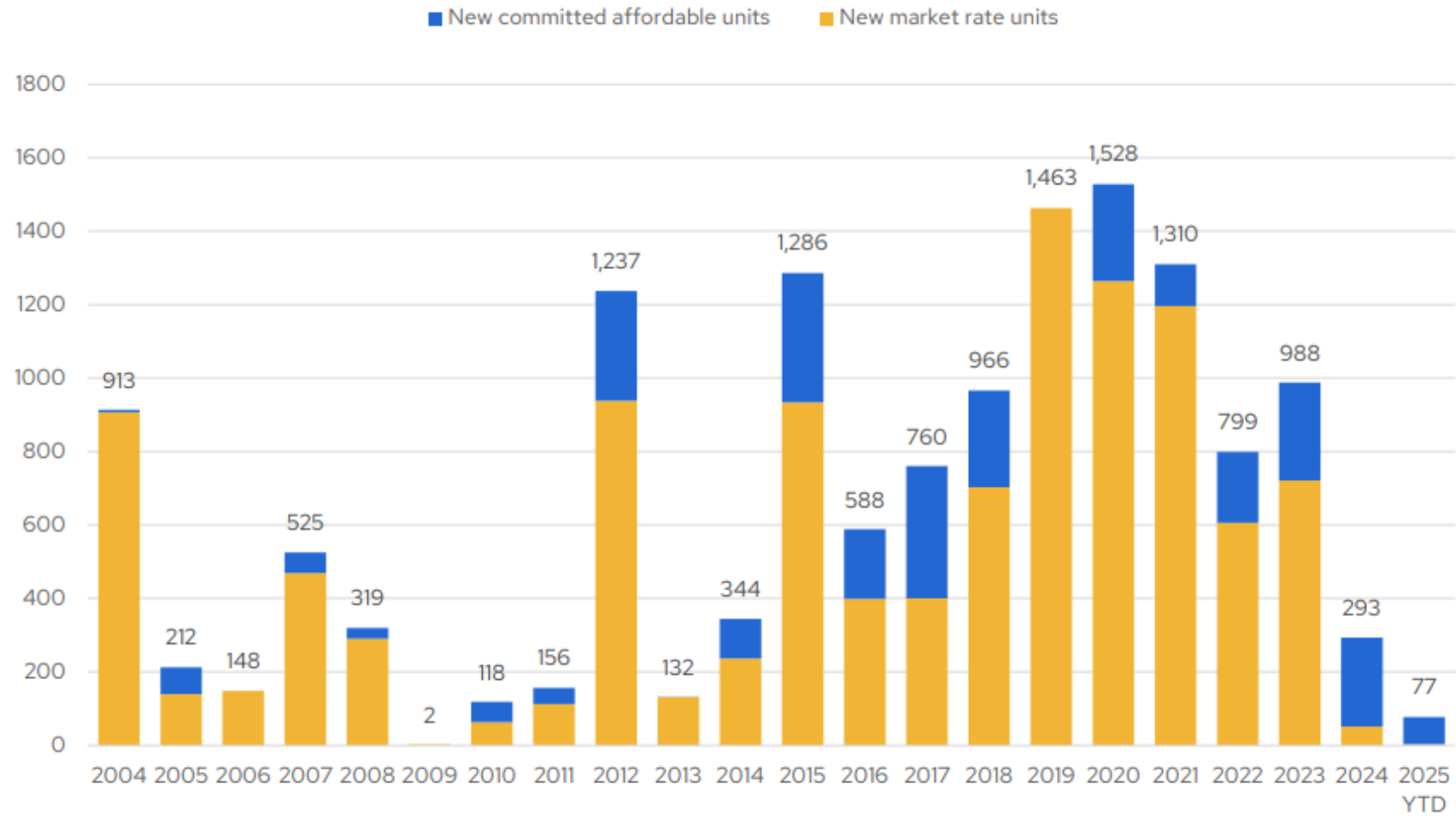
March 24th, 2025





New rental housing units identified by Certificate of Occupancy

by first building permit issue date and affordability | through March 22nd, 2025





NEW CONSTRUCTION EXEMPTIONS

Examples of other cities with a fixed date exemption for new construction:

- San Francisco – Buildings constructed after June 13, 1979 are exempt
- Washington D.C. - Buildings constructed after 1976 are exempt
- Los Angeles – Buildings constructed after October 1, 1978 are exempt
- New York City – Buildings constructed after January 1, 1974 are exempt





STPAUL.GOV

