

# Tenant Protection Ordinance

Beginning January 1, 2019, new owners of apartment buildings in Richfield are required to follow the City's Tenant Protection Ordinance (TPO) if:

- The building contains three or more units, and
- At least 20% of the units are rented at or below these contract rents:

Bedroom Size	0	1	2	3
Maximum Gross Rent	\$1,305	\$1,398	\$1,677	\$1,938

As of 5/15/2023

The TPO requires that, immediately following the sale of an apartment building, a **three-month Tenant Protection Period (TPP)** be given to all tenants who live in units with contract rents at or below the rents listed in the table above. The TPP extends from the date the building was sold through the end of the third month following the date that a mailed notice was sent to tenants.

During the TPP, the new owner cannot do these three things to tenants living in qualified units:

1. Non-renew without cause
2. Raise rents
3. Rescreen

*If a building is sold on February 15<sup>th</sup>, and tenants are notified on February 20<sup>th</sup>, then the TPP extends from February 15<sup>th</sup> until May 31<sup>st</sup>.*

If the new owner does any of these things during the TPP, which results in the tenants being forced to move, they are required to pay **relocation benefits** to the affected tenants. The relocation benefit is equal to three times the tenant's contract rent.

**Notice** of the TPP must be sent to all qualified tenants within 30 days of the date the property transfers ownership. Landlords must also provide a translation of the notice to tenants with limited English proficiency, upon request. A copy of a sample notice can be found on the back of this information sheet.

If you have any questions about the TPO, please contact Julie Urban, Assistant Community Development Director, at 612-861-9777 or [jurban@richfieldmn.gov](mailto:jurban@richfieldmn.gov). A copy of the ordinance is available on the City's website: [richfieldmn.gov/tenantprotection](http://richfieldmn.gov/tenantprotection).



DATE (*within 30 days of ownership transfer*)

# Sample Notice

Dear Affordable Housing Unit Tenant:

The purpose of this letter is to inform you that this building/complex was sold on DATE. The new owner is:

NAME

MAILING ADDRESS

TELEPHONE NUMBER

Richfield City Code Section 409 provides for a three-month tenant protection period for affordable housing unit tenants after an affordable housing building is transferred to a new owner. Under Section 409, affordable housing unit tenants are entitled to relocation assistance from the new owner if, during the tenant protection period, the new owner:

- (1) Without cause, terminates or does not renew the tenant's rental agreement;
- (2) Raises the rent and the tenant submits a written notice of termination of their rental agreement, or
- (3) Requires existing affordable housing unit tenants to comply with new residency screening criteria and the owner or tenant terminates or does not renew the tenant's rental agreement.

There will be no rent increases, tenants will not be rescreened, and the new owner will not terminate or not renew your rental agreement without cause during the tenant protection period.

The tenant protection period expires on DATE (*end of the 3<sup>rd</sup> month following the date of this notice*). The new owner does not intend to increase rent, rescreen, or not renew your rental agreement without cause on DATE (*1 day after TPP expires*).

Sincerely,

NAME

**This is important information about your housing. If you do not understand it, have someone translate it for you now, or request a translation from your landlord.**

**Esta información sobre su casa es importante. Si no la entiende, haga que alguien se la traduzca o solicite una traducción al dueño de la casa.**

**Nov yog ib qho ntaub ntawv tseem ceeb hais txog koj lub tsev. Yog koj tsis nkag siab no, hais kom ib tug neeg txhais rau koj tamsim no, lossis kom koj tus tswv tsev nrhiav ib tug neeg txhais lus.**

**Tani waa macluumaad ama akhbaar aad muhiim u ah. Hadii aadan fahmin, fadlan hadda waydiiso inuu qof kale kuu tarjumo, ama tarjumaad ka codso milkiilaha gurigaaga.**