



## Rental Dwelling Licensing Affidavit of Non-Rental Dwelling

All rental dwellings in the city must be licensed with the exception of properties that meet the requirements as outlined in §30-191(b) of the Code of Ordinances. Properties claiming an exception must have an Affidavit of Non-Rental Dwelling on file with the city, including any required supplemental documentation.

I, \_\_\_\_\_ (print full name), being duly sworn and certify under penalty of perjury:

That I am the legal owner of a certain real property located at \_\_\_\_\_ in Elk River, Minnesota.

I have owned the aforementioned addressed property for \_\_\_\_\_ years.

That I am aware of the City of Elk River ordinance pertaining to the licensing of rental dwellings (Chapter 30, Article II).

That the aforementioned addressed property meets the exception requirements as outlined in §30-191(b) for the follow reason(s):

The property is licensed as a Nursing Home or Boarding Care home by the State of Minnesota Department of Health shall be exempt from the license required under this Article. This exception shall not apply if no services are provided to the Tenants, or the services are incidental to, or independent of, the landlord/Tenant relationship. Notwithstanding the licensure requirements of such facilities, said facilities must register with the city.

State licensed residential facilities. Notwithstanding the licensure requirements of such facilities, said facilities must register with the City.

A single family dwelling or a dwelling unit in a duplex occupied by the Owner for a minimum of six (6) consecutive months per calendar year.

A residential property owned by a 'snowbird' where the property is rented to another person for a period of less than 120 consecutive days while the Owner is residing out of the State of Minnesota. The Owner must occupy the property during the remainder of the year.

A single family residential property that has been sold on a contract for deed or has been sold as "rent to own" so long as the purchaser occupies the property and the sale document used to memorialize the sale is in the form of a uniform conveyancing

blank or is recorded with the Sherburne County Recorder's office. **Note: a copy is shall be provided with this Affidavit.**

A single family residential property that is occupied by the Owner and two or fewer Tenants **where the Owner and the Tenants share all living space within the dwelling.**



Single family residential property that is owned by a member of the armed services who is on active duty and the property is rented to another person during the time of active duty. **The Owner shall provide the City with a copy of the Owner's military orders,** and must occupy the property when not on active duty as the Owner's primary residence.

In the witness whereof, I certify under penalty of perjury under Minnesota law that I know the contents of this affidavit signed by me and that the statements are true and correct. I further acknowledge that if, in the future, the use of this property changes to that of an occupied rental dwelling in which an exception does not apply, I will license this property in accordance with the Code of Ordinances of the City of Elk River.

Name of owner: \_\_\_\_\_ (clearly print name)

Street Address: \_\_\_\_\_

City, State, and ZIP: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Signature: \_\_\_\_\_

STATE OF MINNESOTA

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ day of \_\_\_\_\_,

20\_\_\_\_\_ by \_\_\_\_\_.

Notary Public: \_\_\_\_\_

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

<b>OFFICE USE ONLY</b>			
Date Received: _____	Phoenix ID: _____		
Status:	Accepted	Rejected	Reason: _____