
RHR Information Services, Inc.

SelectRent News • November, 2004 • PH (952) 545-3953 • FX (952) 545-3973 • www.rhris.com

Lots of things are happening in our industry this fall. Along with the election we've just heard of some legislative changes just announced that affect Minneapolis owners, and we want to let you know of some new product offerings.

Legislative News

Effective December 1, 2004 all rental dwellings that charge an application fee for screening in the City of Minneapolis will have to provide:

Title 12, Chapter 244, Art. XVI of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code, Rental Dwelling Licenses.

244.1910. Licensing standards.

a. Before taking a rental application fee, a rental property owner must disclose to the applicant, in writing, the criteria on which the application will be judged.

b. Application forms must allow the applicant to choose a method for return of the application fee as either 1) mailing it to an applicant's chosen address as stated on the application form, 2) destroying it, 3) holding for retrieval by the tenant upon one business-day's notice.

c. If the applicant was charged an application fee and the rental property owner rejects the applicant, then the owner must, within fourteen (14) days, notify the tenant in writing of the reasons for rejection, including any criteria that the applicant failed to meet, and the name, address, and phone number of any tenant screening agency or other credit reporting agency used in considering the application.

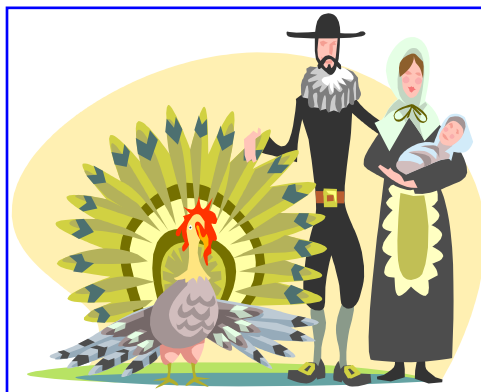
d. The landlord must refund the application fee if a tenant is rejected for any reason not listed in the written criteria.

e. Nothing in this section shall prohibit a rental property owner from collecting and holding an application fee so long as the rental property owner provides a written receipt for the fee and the fee is not cashed, deposited, or negotiated in any way until all prior rental applicants either have been screened and rejected for the unit, or have been offered the unit and have declined to take it. If a prior rental applicant is offered the unit and accepts it, the rental property owner shall return all application fees in the manner selected by the applicant, pursuant to Section (b).

f. Violation of this subsection, 244.1910(16), may result in an administration citation, or may contribute to the denial or revocation of a rental license.

g. This subdivision shall become effective December 1, 2004.

Have a Happy Thanksgiving Holiday!



Our offices and all counties will be closed on Thursday and Friday, Nov 25th & 26th.

Criminal records will be slightly delayed as a result.

Enhancements

On Thursday, October 28th we launched an enhancement to our data entry screen when requesting new report requests that incorporated many improvements that you have suggested.

Although the screen looks very similar to the previous version, one noticeable change is that our SSN, DOB, and Current Address fields are no longer broken apart. Instead, you will data entry all of this information in one field instead of tabbing from one to the next.

The second most noticeable change appears at the bottom of the entry page where you will be provided the ability to save a partially completed request to be completed later.

The majority of the enhancements to this screen were made to make the entry more user friendly and provide better error messages when an invalid entry is made.

Finally, for those clients utilizing the MN ID Scanner, the new screen will also allow you to scan the DL after entering property information without losing any data entry.

What's New?

The USA PATRIOT Act requires all landlords to perform a search of the OFAC / SDN database for any individuals or companies designated as threats to the security of the nation.

Failure to comply can result in severe penalties. Of course RHR provides this service at an extremely affordable rate for you! Please contact our offices to get this search included or for details.
