

Section 735 – Crime Free Rental Housing Program Certification

Section 735:01. Background. The Crime Free Rental Housing Program (Program) is a certification program for rental properties of all sizes, including single-family rental homes and multi-housing buildings. The Program is based on the program developed by the International Crime Free Association (ICFA) and is administered by the Benton County Sheriff's Department.

Section 735:02. Findings. The City Council finds that preventing crime in rental properties requires additional training, inspections and enforcement that is unique to rental properties, and different than crime prevention in commercial and industrial properties. The City Council further finds that Crime Free Housing has been demonstrated to have been successful in preventing criminal activity in rental housing.

Section 735:03. Definitions. The meanings provided in Section 730 shall apply to words and phrases used in this section.

Section 735:04. Certification. At least one operator of each rental property shall obtain Program certification by participating in a Program administered by the Benton County Sheriff's Office, or by participating in a Program administered by any other Minnesota law enforcement agency certified by the ICFA and approved by the City Council.

Section 735:05. Program Specifications. Any Program, whether administered by Benton County Sheriff's Office or another law enforcement agency shall include the following:

- A. Attendance at and successful completion of a management training component which shall require demonstration of an understanding of each of the following subject matter:
  - 1. The Program and Ordinance;
  - 2. Rental applications and housing discrimination;
  - 3. Screening and background checks;
  - 4. Lease and lease addendums;
  - 5. Unlawful detainer and eviction;
  - 6. Manager/Owner policies and roles;
  - 7. Data privacy;
  - 8. Narcotics and gangs;
  - 9. Section 8 housing;
  - 10. Rental licensing,

- B. Compliance with environmental crime prevention requirements for all rental properties operated by that owner or property manager. Compliance shall be indicated by completion of the following requirements:
  - 1. Single cylinder deadbolt locks installed in each entry door for each dwelling unit;
  - 2. High security strike plate with 3-inch screws installed on each entry door for each dwelling unit;
  - 3. Door viewer - 180 degree peephole installed in primary entry door for each dwelling unit;
  - 4. Anti-lift/slide device installed on all windows and sliding glass doors;
  - 5. Security lighting adequate to illuminate exterior grounds;
  - 6. Landscaping in a manner that provides for visual sight lines;
  - 7. Visible address numbering installed;
  - 8. Compliance with all Fire Code and Building Code requirements.
  
- C. At least once every 12 months, the operator shall make available, in cooperation with the Benton County Sheriff's Office, training for tenants in respect to the following subject areas.
  - 1. The Program together with the concept of partnerships and sharing responsibilities;
  - 2. Crime concerns and prevention awareness techniques;
  - 3. Application of Neighborhood Watch program/principles.
  
- D. Include, implement, and enforce, as part of all written leases, the Lease addendum for Crime-Free/Drug-Free Housing provided by the City.
  
- E. Include, implement, and enforce, as part of all written leases, the Lease addendum for Crime-Free/Drug-Free Housing provided by the City.
  
- F. Attend annual retraining sessions and maintain compliance with all Program components.
  
- G. Non-owner operators who add additional properties for which they are responsible following the successful completion of the Program must bring those properties into compliance within one year from the date of acquisition or assumption of management responsibilities.

Section 735:06. Decertification. Operators who do not maintain compliance with the certification requirements will lose their certification

- A. Prior to decertification, an operator shall appear before the City Council to review compliance with the Program requirements. If the City Council finds the operator has not maintained compliance with the certification requirements, the City Council may either (1) decertify the owner or property manager, or (2) order full compliance within no more than ninety (90) days.

- B. An operator who is decertified shall not be eligible to reapply for Program certification for a period of two (2) years following the date of decertification. This prohibition may be waived by the City Council after finding extenuating circumstances related to the decertification and a likelihood that the operator will remain certified as required by Section 730.

Section 735:07. Fees. Fees for participation in this Program shall be determined by the City Council by resolution, as amended from time to time.