



## Saint Louis Park Regulations

---

*These Regulations have been taken directly from the city's website. Information deemed reliable but not guaranteed. Please consult government websites for most current regulations.*

### **Sign Ordinance Regulations**

Signs may be no more than six feet high and six square feet in area in residential areas.

### **Septic System Regulations**

The city adopts and incorporates by reference Hennepin County Ordinance Number 19, Individual Sewage Treatment System Standards for Hennepin County. After October 1, 1973, any structures situated on property from which sewage is disposed and abutting a portion of the city public sanitary sewer system shall be connected to the public sanitary sewer system, and any such structures not so connected by October 1, 1973, shall be completely disconnected from the private sewer system, and such private sewage disposal system shall be filled or otherwise abandoned in a manner approved by the city.

### **Point of Sale Regulations**

St. Louis Park requires property inspections whenever a property is sold or ownership is transferred.

To ensure the property is ready for closing, apply for the inspection before the property is placed up for sale.

A Property Maintenance Certificate **MUST** be presented to the buyer and title company when the property transfer occurs at closing.

To schedule an inspection, the homeowner or the owner's agent may either call the Inspections Department at (952) 924-2588 or come to St. Louis Park City Hall (second floor - Inspections Department). You may also apply on-line.

The fee for the housing inspection includes the initial inspection and any follow-up inspections that may be needed. Inspection appointments are typically available within one to three days. A City inspector will visit your property to check that the siding, roof, garage and interior complies with the City's property maintenance code. A typical inspection takes about 45 to 60 minutes. Fees are:

- \$235 single family dwellings
- \$155 condo
- \$335 duplex
- \$300 per building +\$17 per unit

If the inspector finds no code violations, a Property Maintenance Certificate is issued.



## **Rental Regulations**

The City of St. Louis Park requires property inspections whenever a property is sold or ownership is transferred. To ensure you are ready for closing, apply for your inspection before or immediately after you place your property up for sale. A Property Maintenance Certificate **MUST** be presented to the buyer and title company when the property transfer occurs at closing.

To schedule an inspection, the homeowner or the owner's agent may either call the Inspections Department at 952.924.2588 or go to St. Louis Park City Hall, 5005 Minnetonka Boulevard (three blocks east of Highway 100; located on the second floor – Inspections Department). You may also apply online at [www.stlouispark.org](http://www.stlouispark.org) (click on Permits).

The fee for the housing inspection includes the initial inspection and any follow-up inspections that may be needed. Inspection appointments are typically available within one to three days. A city inspector will visit your property to check that the siding, roof, garage and interior complies with St. Louis Park's property maintenance code. A typical inspection takes about 45 to 60 minutes. Fees are:

\$195 house or townhome

\$115 condo

\$275 duplex

If the inspector finds no code violations, a Property Maintenance Certificate is issued. If code violations are found, work orders are issued for the needed repairs. In most cases, corrections must meet the code requirements that were in place when the building was constructed. If a portion of the home was remodeled, the remodeled section must comply with the building code that was in effect when the remodeling occurred. (Exception: smoke detectors are required in all buildings, no matter when constructed.)

In most cases, the seller makes the code corrections. However, buyers may obtain a temporary property maintenance certificate if they sign an agreement acknowledging the work orders and agreeing to make all required code work within a specific time period. Buyers and sellers must use the City's Agreement Form and pay a \$50 service fee. In addition, sufficient funds must be put in escrow to cover the cost outlined in the agreement. A city representative must also sign off on the agreement.

After repairs have been completed, a city housing inspector will return for a follow-up inspection to verify that all work meets code. Once this is done, a Property Maintenance Certificate is issued. Certificates are good for one year. “

## **City Website**

<https://www.stlouispark.org/>

## **City Ordinances**

<https://www.stlouispark.org/government/city-code>