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STATE OF MINNESOTA

DEPARTMENT OF REVENUE
CENTENNIAL OFFICE BUILDING
SAINT PAUL, MINNESOTA 55145
PHONE: 296-3401

April 19, 1985

Zona B. DeWitt
Legislative Reference Library
111 State Capitol Building
St. Paul, Minnesota 55155

RE: REVISED 1984 SUBSTANDARD HOUSING REPORT

Dear Ms. DeWitt:

Attached is a copy of the revised 1984 Substandard Housing Report.

As stated in my letter of March 13, information from the City of Minneapolis was unavailable at that time, and it was thought best to issue the report timely and amend it when the information became available.

The Minneapolis information was received on April 5, 1985. The annual report was not complete and contains information on property which was correct in 1984 but was deemed to be in violation prior to the time that Minneapolis applied for the Substandard Housing Provision.

Sincerely,

A handwritten signature in blue ink that reads "Arthur C. Roemer".

ARTHUR C. ROEMER
Commissioner of Revenue

ACR/WAS/fs
Attachment

1984 Revised Report for Substandard Housing

This report is due on March 15 each year. The report previously issued on March 7, 1985 did not reflect the information from Minneapolis which was not received at that time. The information from Minneapolis is now available and this report shows the corrected information for the cities of St. Paul and Minneapolis.

Section 290.101 of the Minnesota Statutes disallows depreciation and interest deductions on any rental property for the period of time it is determined to be substandard. St. Paul began utilizing the provision in November of 1978. They do not issue an annual report but send a copy of the notice to vacate which meets the qualification for the notice of noncompliance. The report for the City of St. Paul is reconstructed from these notices. Further, we do not know the total number of issued violations so that figure is shown on this report as unknown.

Minneapolis began using the provision in 1982. The total number of violations is not known. It is assumed that the issuance of the notice of noncompliance is sent by certified mail by both municipalities. The annual report from Minneapolis does not reflect the reason for the disallowance. It contains information on property now deemed to be in compliance which was determined to be substandard for years prior to 1982. Thus, the reports have to be reviewed to obtain the information required by Section 290.101. As the information from Minneapolis was not received until April 4, 1985, the final report was delayed.

1978. St. Paul issued eight notices of noncompliance. One remains in noncompliance. None have been razed and seven have been brought into compliance. The average time of noncompliance is 780 days.

1979. Fifty-one notices of noncompliance were issued by St. Paul. Twelve remain in noncompliance. Six were razed and 33 were brought into compliance. The average time in noncompliance is 732 days.

1980. Seventy notices of noncompliance were issued by St. Paul. Fourteen remain in noncompliance. Seven were razed and 49 were brought into compliance. The average time in noncompliance is 550 days.

1981. Sixty notices of noncompliance were issued by St. Paul. Sixteen remain in noncompliance. Four were razed and 40 were brought into compliance. The average time in noncompliance is 482 days.

1982. Ninety-nine notices of noncompliance were issued by St. Paul. Forty-five remain in noncompliance. Three were razed and 51 were brought into compliance. The average time of noncompliance was 421 days. Minneapolis issued 172 notices of noncompliance. Sixty-eight remain in noncompliance. Eighteen were razed and 86 have been brought into compliance. The average time of noncompliance is 361 days. The combined total reflects 271 notices of noncompliance. One-hundred thirty-seven have been brought into compliance. Twenty-one were razed and 113 remain in noncompliance. The average time in noncompliance is 383 days.

1983. One-hundred twenty-one notices of noncompliance were issued by St. Paul. Forty-nine remain in noncompliance. None were razed. Seventy-two were brought into compliance. The average time in noncompliance was 267 days. One-hundred fifty-seven notices of noncompliance were issued by Minneapolis. One-hundred eight remain in noncompliance. Seven were razed. Forty-two have been brought into compliance. The average time of noncompliance is 429 days. The combined total reflects 278 notices of noncompliance, seven were razed, 114 were brought into compliance and 157 remain in noncompliance. The average time of noncompliance is 358 days.

<u>1984</u>	<u>Minneapolis</u>	<u>St. Paul</u>	<u>Total</u>
Number of written notices in 1982	Unknown	Unknown	Unknown
Number of notices of noncompliance	224	115	339
Number brought into compliance	69	45	114
Number razed	6	1	7
Number remaining in noncompliance	149	69	218
Average time of noncompliance	157 days	104 days	139 days
Reasons for disallowance:			
Structural deficiencies	96	49	145
Electrical deficiencies	52	41	93
Plumbing deficiencies	55	34	89
Fire prevention deficiencies	14	8	22
Grossly unsanitary condition	14	12	26
Insect, rodent, vermin infestation	18	7	15
Inadequate heat	4	9	13
Gas leak or lack of gas	3	9	12
Fire damage	1	9	10
Broken windows	19	12	31
Lead content in paint		3	3
Illegal units	22	8	40
Ventilation deficiencies	9	1	10
General disrepair	2	1	3
Total	309	203	512

As some building have more than one reason for disallowance, this totals more than the number in noncompliance.