

FRIDLEY CITY CODE
CHAPTER 217. CONVERSION CONDOMINIUM REGISTRATION
(Ref. 738, 749, 774)

217.01. PURPOSE

The City Council of the City of Fridley deems that it is in the interest of the health, safety and general welfare of the residents of the City that owner(s) of a multiple dwelling intending to convert to condominium units, register that intent with the City before such a conversion is initiated.

217.02. DEFINITIONS

1. Condominium.

A multiple dwelling in which portions are designated for separate ownership and the remainder of which is designated for common ownership solely by the owners of those portions. A multiple dwelling is not a condominium unless the undivided interests in the common elements are vested in the unit owners.

2. Conversion Condominium.

A multiple dwelling which has been converted from rental units to ownership units in accordance with the Uniform Condominium Act, Minnesota Statutes, Chapter 515A.

3. Conversion Notice.

A written notice of intent to convert a multiple dwelling to a condominium which is given to the existing occupants of the multiple dwelling by the owner of the dwelling.

4. Declaration.

A legal document required by State Law that constitutes the creation of a condominium by the recording of such document in the county in which the condominium is located.

5. Disclosure Statement.

A document required by State Law that fully discloses information such as declaration, by-laws, etc. which is intended to protect the rights of purchasers of condominium units.

6. Dwelling Unit.

A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

7. Multiple Dwelling.

A building or portion thereof designed for occupancy by families living independently of each other.

8. Owner.

The person or body having an interest in a multiple dwelling as a fee owner or subordinate interest with the right to exercise control and management of the premises.

217.03. FILING OF REGISTRATION

Registration shall be required of any owner of a multiple dwelling located within the City of Fridley who intends to convert such building to condominiums. At least 60 days prior to the conversion notice given to the tenants, the owner of a multiple dwelling shall file with the City a registration form, provided by the City, and pay the appropriate registration fee.

217.04. REGISTRATION FEE

The registration fee shall be provided in Chapter 11 of this Code. This Section does not exempt any owners association from obtaining the annual condominium license as set forth in Chapter 220 of the Fridley City Code.

217.05. REGISTRATION FORM

The registration form shall contain the following information:

1. Description of around areas by street address and legal description.
2. The number of dwelling units and size of the building.
3. The number of stories and height in feet/meters.
4. Total floor area of the building.
5. Information on existing water, gas and electric metering and sewer charges.
6. Amount of any remaining special assessments.
7. Floor plans pursuant to Minnesota Statutes, Section 515A.2-110.
8. Site plan drawn to scale showing: Lot, buildings, off-street parking and landscaping.
9. Disclosure statement (including declaration and by-laws).
10. Letter of notification to tenants.
11. The name and address of the individual to which any notice or order regarding the premises may be served or given during the conversion.
12. Title (and name, if possible) of contact person of Association.

13. Number of low-and moderate-income households affected by the conversion.

217.06. CONDITION OF DENIAL

The City may deny registration of conversion condominiums if there exists within the City a significant shortage of suitable rental dwellings available to low-and moderate-income individuals or families or to establish or maintain the City's eligibility for any federal or state program providing direct or indirect financial assistance for housing to the City. The adoption of said Chapter shall comply with the provisions as set forth by the Uniform Condominium Act, Minnesota Statutes, Section 515A.1-106.