

## OFFICE OF FINANCIAL EMPOWERMENT

Notice of Adopted Rules Governing Chapter 193 of the Legislative Code (Title XIX) pertaining to Tenant Protections.

**Close of Comment Period.** The Office of Financial Empowerment initiated a two-week public comment period beginning Monday, February 15<sup>th</sup>, 2021 and concluding on Friday, February 26<sup>th</sup> at 4:30 pm.

**Final Rule and Modifications.** The Office received written and oral comments to the proposed rules. Based on consideration of public comments received, the Office adopts the proposed rules as modified below. Underlining indicates additions to the previously proposed rule language.

**Definitions.** The terms used in this Notice of Adopted Rules have the meanings ascribed to them in Chapter 193 of the Saint Paul Legislative Code.

**Subject of Adopted Rules.** The adopted rules are about implementation of Chapter 193 (Tenant Protections). The Chapter is effective March 1, 2021. Sections 193.06 and 193.08 (Advance Notice and Notice of Sale) of the Chapter support the preservation of affordable housing and address displacement pressures faced by Tenants. The sections ensure that a notice of a proposed sale be provided to the City and Tenant before an affordable property is placed on the market, as well as after the Transfer of Ownership occurs, coupled with a Tenant Protection Period after the transfer. The sections apply to all Affordable Housing Buildings located within the City of Saint Paul. Section 193.06 (Advance Notice of Sale) does not apply to the sale or transfer of title to an Affordable Housing Building already subject to federal, state, or local rent or income restrictions that continue to remain in effect after the sale or transfer.

### **Adopted Rules Governing Sections 193.06 and 193.08.**

1. If a Landlord has accepted a written offer or executed a purchase agreement for an Affordable Housing Building prior to March 1, 2021, or the Affordable Housing Building is otherwise under contract, it is not subject to Sec. 193.06 or 193.08.
2. If a Landlord makes an Affordable Housing Building Available for Sale prior to March 1, 2021, but has not accepted a written offer or executed a purchase agreement, and the Affordable Housing Building is not otherwise under contract, the Landlord must comply with Sec. 193.06 by providing advance notice as soon as possible, and in any event no later than March 31, 2021. If the Landlord gives notice to the City and to Tenants by March 31, 2021, then the Landlord does not need to take their property off of the market and may sell their property without waiting 90 days.