

Validity of Truth-in-Sale of Housing Reports

Associated Definitions – excerpted from Chapter 189.01:

Alternatively Accepted City Inspection Report. A valid certificate of code compliance or the orders from a certificate of code compliance inspection as set forth in [section 33.06](#) of this Legislative Code or a current Certificate of Occupancy issued by the Department of Safety and Inspections Fire Prevention Certificate of Occupancy Program.

Disclosure Report. The written evaluation report prepared and signed by a Licensed Evaluator, on a form in compliance with the provisions of this chapter.

Dwelling. A building which is designed to be occupied for residential purposes but containing not more than two (2) individual dwelling units, except that townhouses, condominiums and co-ops, regardless of their number of individual dwelling units, are included within this definition.

Licensed Evaluator. A person who has a valid, current license from the City of St. Paul to conduct Truth-in-Sale of Housing Evaluations.

Re-evaluation. An amended Disclosure Report filed as a result of a re-evaluation of the subject Dwelling or Dwelling Unit, conducted by the original Licensed Evaluator, within the period of time the Disclosure Report is valid. The Re-evaluation does not extend the expiration date of the original Truth-in-Sale of Housing Evaluation.

Truth-in-Sale of Housing Evaluation. An evaluation of a Dwelling or Dwelling Unit, performed by a Licensed Evaluator, to determine the condition of the structural, electrical and mechanical systems as they relate to Chapter 34, minimum housing standards for Dwellings or Dwelling Units of the City of St. Paul and the Evaluator Guidelines adopted by the Truth-in-Sale of Housing Board and documented in the Disclosure Report to determine the condition of the structural, electrical and mechanical systems as they relate to Chapter 34, minimum housing standards for Dwellings or Dwelling Units in the City of St. Paul and the Evaluator Guidelines adopted by the Truth-in-Sale of Housing Board.

Sec. 189.02. Validity of Disclosure Report.

- (a) A Disclosure Report is valid for three hundred sixty-five (365) consecutive days from the date of its issuance.
- (b) The Disclosure Report is valid only for the owner who is listed on the Disclosure Report.
- (c) The Disclosure Report must be completed and signed by a Licensed Evaluator as defined in this chapter. The only Licensed Evaluator who may sign the Disclosure Report is the Licensed Evaluator who performed the Truth-in-Sale of Housing Evaluation and also wrote the Disclosure Report for the particular address.
- (d) The Disclosure Report is valid for only one sale during its three hundred sixty-five (365) consecutive day lifetime.
- (e) An Alternatively Accepted City Inspection Report as defined in this section shall have the same period of validity as a Disclosure Report.

(Ord. No. 17732, § 2, 5-3-90; C.F. No. 01-1189, § 1, 12-5-01; C.F. No. 03-1095, § 1, 1-14-04; Ord 13-49, § 1, 9-11-