

Rental Housing Minimum Ongoing Property Standards

The building owner and/or the building owner's designated representative are responsible for keeping buildings and structures in a decent and sanitary condition. Housing that is subject to Minnesota Housing ongoing compliance monitoring is required to comply with these minimum ongoing property standards throughout the compliance period. Identified deficiencies shall be corrected and/or remediated in a timely manner.

Minnesota Housing encourages ongoing property maintenance practices that promote sustainable, healthy housing and optimize the use of cost effective, durable building materials and systems that minimize the consumption of natural resources.

The following standards are supplemental to basic standards established by applicable building codes, local zoning, and other applicable regulations. Where two standards govern the same condition, conformance to the most restrictive standard is required.

Purpose: To ensure housing that is subject to ongoing Minnesota Housing monitoring remains decent, safe, sanitary, in good repair, and energy efficient.

Requirements: Housing that has received Minnesota Housing funding assistance that is subject to ongoing property compliance monitoring shall be kept in compliance with the following standards:

- A. ***State and local codes, ordinances, and zoning requirements.*** All buildings and structures and all parts thereof shall be maintained in a safe and sanitary condition. All systems, devices or safeguards that were required by code under which the building was constructed shall be maintained in conformance with the requirements of that code. Buildings and structures to which alterations or repairs are made shall comply with applicable Minnesota State Building Code/regulations regardless if the local jurisdiction has adopted or not adopted such codes.
 - ***Elevator.*** If there is an existing elevator/hoistway in a building, it shall be made to be in compliance with [2007 Minnesota Elevator Code](#) as applicable to existing buildings.
- B. ***Decent, safe, sanitary and in good repair.*** Unless local codes, ordinances and/or zoning requirements require more stringent property standards, housing shall be in compliance with either [HUD's Uniform Physical Condition Standards](#) (UPCS) or [HUD's Housing Quality Standards](#) (HQS) (link). The type of assistance received will typically dictate which standard is applicable. If you are uncertain how UPCS or HQS applies to your property, contact your Minnesota Housing Management Officer/Compliance Officer. Regardless, the site, buildings and structures and all parts thereof shall be kept in good repair. All defective components shall be repaired or replaced.

- C. **Health and safety.** The housing must be free of all known health and safety defects. Any life threatening deficiencies must be addressed. All electrical life safety fixtures shall be in place and operational including the following:
1. *Carbon Monoxide (CO) alarms.* Housing shall be in conformance with [2006 CO Legislation](#).
 2. *Smoke alarms.* Operational smoke alarms are required in all dwelling units. If housing received Minnesota Housing rehabilitation assistance since 2004, housing shall have smoke alarms installed and operational in all locations as required for new construction. At least one smoke detector in each dwelling unit shall be hardwired (equipped w/ battery backup) and audible from sleeping rooms.
 3. *Ground-fault circuit-interrupter (GFCI) protection.* If housing received Minnesota Housing new construction and/or rehabilitation assistance since 2004, housing shall have GFCI protected receptacles operational in all locations as required for new construction.
 4. *Arc-fault circuit-interrupter (AFCI) protection.* If housing was initially constructed since January 1, 2002 or if existing housing received or is receiving any electrical system alteration whereby AFCI protection is required, it shall be installed and/or remain operational as required by code.
- D. **Environmental.** The housing shall be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. Regular ongoing maintenance shall include the following as applicable:
1. *Lead-Based Paint.* Housing built prior to 1978 that is not exempt from HUD's "Lead Safe Housing Rule" ([24 CFR part 35](#)) and [Minnesota Housing Lead-Based Paint Policy](#) shall be required to incorporate ongoing lead-based paint maintenance activities into regular building operations. A *visual assessment*, which is a surface-by-surface inspection for deteriorated paint consisting of a visual search for cracking, scaling, chalking, peeling, or chipping paint is required at least annually as part of ongoing lead-based paint maintenance activities. It should also include a search for dust and debris, including paint chips. The person conducting the visual assessment for deteriorated paint must be trained using HUD's [Visual Assessment Training Module](#).
 2. *Asbestos.* Housing with any known asbestos containing material (ACM) or presumed ACM present shall have an asbestos management plan in place. Only asbestos that is determined to be in good condition and not likely to be disturbed or become hazardous shall be allowed to remain onsite.

3. *Visible mold.* Any visible mold or water infiltration shall be investigated for possible causes and properly mitigated. Any mold on materials that cannot be properly cleaned must be removed. If mold is found on drywall it shall be abated (cut out and disposed).

E. ***Energy and water efficiency.*** Minnesota Housing strongly encourages ENERGY STAR-labeled and WaterSense-labeled products be installed when older obsolete products (such as windows, doors, lighting, fans, water heaters, boilers, air conditioning units, refrigerators, clothes washers, dryers, dishwashers, toilets, showers and faucets) are replaced as part of ongoing maintenance. Housing that previously received any Minnesota Housing assistance subject to compliance with Minnesota Overlay to the Green Communities Criteria (typical for new construction assistance received on or after 2007 and/or rehabilitation assistance received on or after 2009), are required to maintain/install ENERGY STAR-labeled and WaterSense-labeled products as well as perform other sustainable operations and maintenance activities as required.