



CRIME-FREE / DRUG-FREE MULTI-HOUSING LEASE ADDENDUM **Incorporated into Lease Agreement Pursuant to IGH City Code § 4-13**

Purpose and Authority. The City and the Police Department may enforce provisions of the rental licensing ordinance separate from any private lease action. This Addendum is adopted pursuant to:

- IGH City Code § 4-13 (Rental Dwelling License Program)
- Minn. Stat. § 504B.171 (tenant covenants)
- Minn. Stat. § 504B.205 (domestic violence/emergency response protections)
- Crime-Free Multi-Housing best practices adopted by the City of Inver Grove Heights Police Department

Tenant Responsibilities

Tenants, household members, and their guests or invitees shall not engage in, facilitate, or permit any of the following behaviors on or near the premises, as prohibited under IGH City Code § 4-13.

a. Criminal Activity:

Assaults, threats, or acts of violence; Disorderly conduct or disturbances; Harassment or stalking; Weapons violations; Property damage, vandalism, or arson; and Theft, burglary, or trespassing.

b. Drug-Related Activity:

Any activity involving controlled substances under Minn. Stat. § 152, except lawful medical cannabis use.

c. Nuisance or Disorder Activity:

Excessive or unreasonable noise; Fighting or dangerous conduct; Activity requiring repeated law enforcement response; and Conduct impacting neighboring residents' enjoyment.

Law Enforcement / City Interaction

Tenants must make reasonable efforts to notify the Owner/Manager when criminal activity occurs or when law enforcement responds to disorder or safety concerns. Emergency Assistance Protections: Under Minn. Stat. § 504B.205, tenants cannot be penalized for: Seeking emergency assistance; Domestic violence, sexual assault, or stalking-related calls; or Medical or mental-health emergencies.

Domestic Abuse, Sexual Assault, and Stalking Protections

Victims of domestic violence, sexual assault, or stalking cannot be evicted or penalized based on the actions of a perpetrator. Owners must follow state and federal protections, including Minn. Stat. § 504B.206 and VAWA requirements.

Compliance with City Rental Licensing

Under IGH City Code § 4-13, the City may impose licensing sanctions on rental properties with repeated disorder or criminal activity. This Addendum is enforceable separately from any City action. Violations may result in: Warning letters; City inspections; Correction orders; and/or, Adverse licensing action.

Tenant Violations

A violation of this Addendum is a material and substantial breach of the lease. Upon verified violation, the Owner/Manager may take action including: Written warning; Non-renewal, and/or Eviction under Minnesota law.

Acknowledgment

Tenant(s) acknowledge understanding and agreement with this Addendum.

Tenant Name(s): _____

Tenant Signature: _____ Date: _____

Tenant Signature: _____ Date: _____

Owner/Manager Signature: _____ Date: _____

Property Address: _____