

ORDINANCE
By Cano and Gordon

Amending Title 13 of the Minneapolis Code of Ordinances relating to Licenses and Business Regulations.

The City Council of the City of Minneapolis does ordain as follows:

Section 1. That the Minneapolis Code of Ordinances be amended by adding thereto a new Chapter 353 to read as follows:

CHAPTER 353. – COMMERCIAL PROPERTY SALE

353.10. - Definitions. The following words and phrases used in this article shall have the meanings set forth below:

Available for sale means the earliest implementation of any of the following actions, including, but not limited to:

- (1) Negotiating to enter into a purchase agreement that includes the commercial property;
- (2) Advertising the sale of the commercial property;
- (3) Entering into a listing agreement to sell the commercial property; or
- (4) Posting a sign that the commercial property is for sale.

Cause means the tenant materially violated a term of the lease.

Commercial property means any parcel, tract, or area of land serving commercial uses located in whole or in part within one or more of the following zoning districts, as set forth on the official zoning map:

- (1) C1 Neighborhood Commercial District;
- (2) C2 Neighborhood Corridor Commercial District;
- (3) C3A Community Activity Center District;
- (4) C3S Community Shopping Center District;
- (5) C4 General Commercial District;
- (6) I1 Light Industrial District;
- (7) I2 Medium Industrial District; and
- (8) I3 General Industrial District.

Transfer of ownership means any conveyance of title to a commercial property, whether legal or equitable, voluntary or involuntary, resulting in a transfer of control of the commercial property, effective as of the earlier of the date of delivery of the instrument of conveyance or the date the new owner takes possession.

353.20. - Notice of proposed sale. (a) Any owner or representative of the owner who intends to make available for sale any commercial property shall notify the director of the department of community planning and economic development. The notice shall be on a form or in a format prescribed by the city stating the owner's intent to make available for sale the commercial property and which may include, at the city's sole discretion, some or all of the following information:

- (1) Owner's name, phone number, e-mail address, and mailing address;
- (2) Address of the commercial property that will be made available for sale; and
- (3) Name, phone number, e-mail address, and mailing address of all businesses operated from the commercial property.

The notice shall be mailed, e-mailed, or hand delivered to the director of the department of community planning and economic development at the address provided on the form and shall be mailed, e-mailed, or hand delivered to any tenants of the commercial property at the addresses provided by the tenants no later than sixty (60) days prior to the commercial property being made available for sale.

(b) This section shall not apply to the sale or transfer of title of a commercial property through a 1031 exchange.

353.30. - Notice of sale. When a transfer of ownership occurs, the new owner shall, within thirty (30) days, deliver to each tenant of the commercial property and to the director of regulatory services a written notice containing all of the following information:

- (1) That the property is under new ownership.
- (2) Name, phone number, e-mail address, and mailing address of the new owner.
- (3) Whether the new owner intends to increase rent, require existing tenants to be rescreened, or terminate or not renew lease agreements without cause.

353.40. - Annual report. Beginning in 2020, the departments of community planning and economic development and regulatory services shall submit to the city council a joint report on the status of this chapter.