City of White Bear Lake
Rental Property Licensing Exemption
For Relative Homestead Occupancy

On March 11, 2008, the White Bear Lake City Council approved an amendment to Section 508 of the Municipal Code relating to the initiation of licensing of single and two-family rental residences. In order to implement the expanded program, staff utilized Ramsey County property records to establish a list of all non-homestead single and two-family residential properties. In doing so, notices were also sent to approximately 30 owners who have a non-traditional homestead status due to leasing their property to a relative.

On October 14, 2008 the Council decided that relative homestead properties could receive biennial exemptions from the single and two-family licensing requirements, provided they complied with the exterior maintenance and storage requirements of the city code. The new language in our code is as follows:

§508.015 RELATIVE HOMESTEAD EXEMPTION:
Residential real estate that is occupied and used for the purposes of a homestead by a relative of the owner is exempt from formal licensing requirements. In these instances, the owner shall file for an exemption once every two years, on a form to be provided by the City. There shall be no charge for filing the exemption. The property must still comply with the exterior maintenance and storage requirements of Section 502 "Minimum Housing Standards"; Section 1302.030 Subd.14 and 15 "Refuse and Exterior Storage"; and Section 1302.055 "Permitted Storage". Unless otherwise authorized by the City, the owner shall have 30 days from the date of filing the exemption to bring the property into compliance with the exterior standards. Failure to comply within this time will require the owner to apply for a formal license. For the purposes of this section, a “relative” shall include those persons defined as a relative in Minnesota Statutes Section 273.124, Subd.1(c), as may be amended from time to time.

Minnesota State Statute at Section 273.124, Subd.1(c) provides for a homestead classification if the residence is occupied by a relative of the owner. A relative is defined as a parent, step parent, child, stepchild, grandparent, grandchild, brother, sister, uncle, aunt, nephew, or niece, either by blood or marriage.

I acknowledge that I am the owner of a rental property that meets the City of White Bear Lake Relative Homestead Exemption requirements.

Printed Name of the Property Owner

Printed Name of the Property Relative

Signature of Property Owner

Qualifying Relationship - Specify

Relative Homestead Property Address

Occupant’s Phone Number

Owner’s Phone Number

Date

ALL ABOVE FIELDS NEED TO BE FILLED OUT. PLEASE RETURN THIS SIGNED EXEMPTION FORM TO THE WHITE BEAR LAKE BUILDING DEPARTMENT BY ________________ AT 4701 HWY 61 WHITE BEAR LAKE, MN 55110