

**Council Agenda Item 25-015-0**



**MEETING DATE:** July 1, 2025

**SUBJECT/TITLE:** PETITION ORDINANCE PREPARED AND SUBMITTED BY DULUTH TENANTS UNION AND HOUSING JUSTICE CENTER ENTITLED "TENANT RIGHT TO REPAIR IN RESIDENTIAL RENTAL PROPERTY."

**SUBMITTED BY:** Matthew A. Staehling, City Administrator

**RECOMMENDATION:** If this ordinance fails, pursuant to Section 51 of the City of Duluth Charter, this proposed ordinance shall, without alteration, be submitted to a vote of the people at the next general election to be held on November 4, 2025.

**BOARD/COMMISSION/COMMITTEE RECOMMENDATION:** N/A

**PREVIOUS COUNCIL ACTION:** On June 26, 2025, the City Council conducted a first reading of the Tenant Right to Repair in Residential Rental Property Ordinance. The Council also received public testimony relevant to the ordinance.

**BACKGROUND:** On June 12, 2015, the City Clerk's Office received a petition from the Duluth Tenant's Union and Housing Justice Center entitled "Tenant's Right to Repair in Residential Rental Property." The threshold for a petition to move on to the ballot in the general election is 10% of electors in the last general election. On June 23<sup>rd</sup>, the City Clerk's Office certified the petition as having 3,752 valid signatures, exceeding the required 10% (2,819) of ballots cast in the last general election. Under Section 51 of the City Charter, the city council is required to vote on this petition ordinance. The council must vote on the petition ordinance within 20 days of the clerk's certificate of sufficiency—on or before July 14<sup>th</sup>. If the council passes the petition ordinance without alteration, then the petition ordinance becomes the ordinance of the city after 30 days. If the council does not pass the petition ordinance, then the petition ordinance will be placed on the ballot in the November election for a vote by the people.

**BUDGET/FISCAL IMPACT:** It is estimated that the budget impact of the ordinance would be approximately \$300,000, which would include the hiring of an additional Housing Inspector, and additional Administrative Information Specialist and a lead worker promotion. Budget impacts would also include technology, office and transportation support which would likely exceed \$300,000 with leave and benefits.



**OPTIONS:** The council may approve or disapprove the ordinance. If the council approves the ordinance, it becomes effective 30 days from the approval date. If the ordinance is not approved, it will go on the ballot in November to be considered by the citizens of Duluth.

**NECESSARY ACTION:** Approve or disapprove the ordinance.

**ATTACHMENTS:** Ordinance 25-015-0, City Clerk Certification