



BUILDING DEPARTMENT  
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## RENTAL PROGRAM FAQ

**Q: When did Oakdale start inspecting rental properties?**

A: Oakdale has had a rental program in place since 2002.

**Q: Which types of properties does Oakdale inspect?**

A: Oakdale inspects every rental property ranging from single family, duplex, triplex, quads and multi-family consisting of 5 or more units.

**Q: Why does Oakdale inspect rental properties?**

A: Oakdale wants to ensure the health, safety and welfare of the general public. By inspecting rental properties we can help preserve the existing housing supply, maintain property values, eliminate substandard and deteriorating rental properties, and maintain a safe living environment for all renters.

**Q: How often does Oakdale inspect rental properties?**

A: Oakdale inspects rental properties on a yearly basis. The license runs from January 1<sup>st</sup> to December 31<sup>st</sup> of each year.

**Q: What does Oakdale consider a rental property?**

A: Oakdale considers any property that the registered owner does not live in to be a rental property. This includes properties of family members and for tenants who may not pay any rent.

**Q: Do I need to be at the rental inspection?**

A: Oakdale requires that either the owner or property manager be present at the inspection. We will not enter properties with only juveniles present or use lock box codes.

**Q: When does the inspection need to take place?**

A: Oakdale requires the initial inspection happen within the first 3 months after the license is issued. Inspections are usually completed January-April.

**Q: Can my rental property qualify to be Homestead?**

A: You will want to contact Washington County to check on whether your property qualifies for Homestead status. They may be reached at 651-430-6175 or [homestead@co.washington.mn.us](mailto:homestead@co.washington.mn.us)

**Q: What do I do if I sell or transfer my rental property?**

A: You will need to complete a non-rental or transfer of ownership form. This information will let us know when you sold the property and/or who it was transferred to. You may find this form online at [www.ci.oakdale.mn.us/158/Rental-Housing](http://www.ci.oakdale.mn.us/158/Rental-Housing)

**Q: I live out of state. Do I need a property manager?**

A: Oakdale requires that the owner or property manager must live in the 7 county metro area. Should you live outside of this area, you will need to have a local property manager documented on your rental application.