



4141 Douglas Drive North • Crystal, Minnesota 55422-1696

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To: Twin Cities area title companies
Minneapolis Area Association of Realtors
Other interested parties

Subject: Crystal's "Point of Sale" inspection repeal effective September 26, 2015

Date: August 19, 2015

On August 18 the Crystal City Council adopted an ordinance repealing the "point of sale" code compliance inspection requirement for single family homes and duplexes in Crystal. The ordinance will be published on August 27 and will take effect 30 days after publication on September 26.

Please Note: A point of sale inspection and either a code compliance certificate or buyer's agreement to assume the orders is still required for all closings occurring before September 26.

Beginning on September 26:

- A point of sale inspection will no longer be required for a property sale to occur in Crystal.
- People who have applied for a point of sale inspection but not yet received an inspection will receive a full refund.
- Correction orders written from inspections that have already occurred will still be enforced.

The repeal ordinance was adopted as part of a Crystal City Council initiative to streamline code requirements and make it easier and less costly to sell or buy homes in Crystal. While the City of Crystal is eliminating the point of sale inspection requirement, its high standards for property maintenance and upkeep remain in place. The rest of the property maintenance code (Section 425) is not affected. The City continues to require rental licenses and inspections. The City also continues to investigate property maintenance violations and take enforcement action as necessary.

If you have questions about the status of the repeal process, please contact me at 763.531.1130 or john.sutter@crystalmn.gov. Thank you.

Regards,

A handwritten signature in black ink, appearing to read 'John Sutter', written in a cursive style.

John Sutter
Community Development Director



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FOR IMMEDIATE RELEASE
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MEDIA CONTACT

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City of Crystal Will Eliminate Point of Sale Inspection Requirement

On Aug. 18, 2015 the Crystal City Council adopted an ordinance repealing its requirement for a city inspection prior to the sale of a single family home or duplex. This is commonly called the "point of sale" inspection program. This action was taken as part of a Crystal City Council initiative to streamline code requirements and make it easier and less costly to sell or buy homes in Crystal.

The effective date of the repeal is Sept. 26, 2015. **Closings that occur before Sept. 26 still require a point of sale inspection and either a code compliance certificate or a buyer's agreement to assume the correction orders.** Beginning on Sept. 26, closings may occur without a point of sale inspection, certificate or buyer's agreement; however, any correction orders written from city inspections that occurred before Sept. 26 will still be enforced.

While the City of Crystal is eliminating the point of sale inspection requirement, its high standards for property maintenance and upkeep remain in place. The rest of the property maintenance code (Section 425) is not affected. The City will continue to require rental licenses and inspections. The City will also continue to investigate property maintenance violations and take enforcement action as necessary.

About Crystal

The City of Crystal is a fully-developed, first tier suburban community just west of Minneapolis in Hennepin County. The City became a Charter City in 1960 and has a population of 22,151 residents. Crystal enjoys an extensive park system, healthy residential neighborhoods and commercial areas that provide for the needs of a diverse population.