

Covenant for Accessory Dwelling Unit

Minneapolis Code of Ordinances, Title 20, section 550.1440 addresses accessory uses and structures on residential property located in the City of Minneapolis. Section 550.1440 (5) requires the owner of property to record a Covenant in the real estate records, before a building permit for an accessory use structure can be obtained.

The owners intend to build an accessory dwelling unit, and to record this Covenant in compliance with the Ordinance.

Legal Description of Property:

(If the legal description is lengthy, you may use an attachment. Important: Use the legal description from the Deed or Certificate of Title, not a property tax legal description or street address.)

The Owners of the above property are: *(List each owner's first and last name)*

The Owners agree to restrict use of the principal and accessory dwelling units located on the above-described property in compliance with Minneapolis Code of Ordinances, Title 20, section 555.1440 (5).

The Owners agree to notify all prospective purchasers of those requirements.

The restrictions include that an owner of the property shall occupy at least one dwelling unit on the zoning lot as their primary place of residence, or, the owner shall remove those features of the accessory dwelling unit that make it a dwelling unit, as determined by the City of Minneapolis.

At the request of a property owner and upon an inspection finding that an accessory dwelling unit has been removed from the owner's property, the zoning administrator for the City of Minneapolis shall record a release of this Covenant.

(signature)

(signature)

State of _____

County of _____

This instrument was acknowledged before me on _____ (date) by
_____ (names(s) of person(s)).

stamp

Signature of notarial officer

Title _____

My commission expires: _____

Drafted by:
The City of Minneapolis
Community Planning & Economic Development
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