

Example language for Bloomington, MN Disorderly Behavior and Nuisance Conditions  
Rental Housing lease addendum

Example of language to be included into each new or renewed lease, or provided as a separate addendum, beginning January 1, 2015:

- (1) Tenant, any members of the tenant's household or a guest or other person affiliated with tenant shall not engage in criminal activity, including drug-related criminal activity, on or near the premises;
- (2) Tenant, any members of the tenant's household or a guest or other person affiliated with tenant shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity, on or near the premises;
- (3) Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest;
- (4) Tenant, any members of the tenant's household or a guest, or other person affiliated with the tenant shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any locations, whether on or near the premises or otherwise;
- (5) Tenant, any members of the tenant's household or a guest or other person affiliated with tenant shall not cause or permit to exist, on or near the property, a public health nuisance per MS 145A.02, public nuisance per MS 609.74 and 609.745, or other public nuisance conditions per Bloomington City Code Sections 10.30 and 12.03, including, but not limited to, prohibited noise, storage of dangerous substances, clandestine lab, improper sewage disposal, animal carcasses, grossly unsanitary conditions, and infestations of vermin; and
- (6) The crime-free/drug-free/nuisance-free provisions are in addition to all other terms of the lease and do not limit or replace any other provisions.

Violation of crime-free/drug-free/nuisance-free addendum: Violation of the above provision shall be a material and irreparable violation of the lease and good cause for immediate termination of tenancy. Additional information on this requirement is detailed in the City of Bloomington Code, Chapter 14, Article VIII Rental Housing Code, Division D. Crime-Free Rental Housing.