



Truth-in-Sale of Housing
 Minneapolis Inspections Division
 250 S. 4th Street Room 300
 Minneapolis, MN 55415
 Phone (612) 673-5840

<p><u>Minneapolis Inspections Use Only</u> Date Received: _____</p>

Minneapolis Truth-In-Sale of Housing 1st Time Condo Conversion

Verification of Required PROFESSIONAL OPINION

Notice to owners: Have Licensed Professional sign below verifying compliance. **Fax completed form to (612) 673-2437 to sign off RR.**

Address of Dwelling: _____
 Owner Name: _____ Home Phone _____
 Owner Address: _____ Work Phone _____
 (City, State, ZIP) _____

Minneapolis Code of Ordinances Chapter 248 and Chapter 250 and Minnesota State Statue 515B require that owners of 1st time condo conversions obtain a professional opinion that includes:

- A. *Present condition of all structural components, including the age and condition of the roofing system.*
 - B. *Present condition of all common mechanical, electrical, heating, water, gas, plumbing, and fire safety installations located in the building, including systems located in and/or servicing the common areas of first time condominium conversions.*
 - C. *A statement regarding the expected useful life of each installation, system, or structure, or facility noted above.*
- The 1st Time Condo Conversion Professional Opinion of common areas is valid from the date of issue until all units have sold for the first time, and only for the owner named on the report. It is required for all 1st time condominium conversions and must be attached to the Minneapolis Truth in Sale of Housing Disclosure Report for each specific unit offered for sale. Buyers should be aware that this report should be accurate as of the date of issue but conditions can change over time.
 - The ordinance requires and places the responsibility on the seller or agent to make sure that this professional opinion and the unit truth-in-housing disclosure report are publicly displayed on the premises when the condo is shown to prospective buyers.
 - The professional opinion and the unit truth-in-housing disclosure report shall be delivered to prospective purchasers, including tenants, at the time when the declarant must deliver to the purchaser the disclosure items required by the Minnesota Common Interest Ownership Act, Article 4, or when the condominium conversion notice must be provided to tenants, whichever is sooner.

<p>I hereby certify that a professional opinion was made in compliance with the Minneapolis Code of Ordinances, Chapters 248 and 250 and Minnesota State Statue 515B and that I am a registered engineer or architect licensed to work in Minnesota.</p>	
Name: (print) _____	Report Date: _____
Signed: _____	Phone Number: ()
Professional Title: _____	MN License No. _____