



**Public Safety Exam  
Landlord Public Safety Seminar – Online Version**

**Pre-Exam Information**

Date:

Full Name:

Address of Rental Property:

**Exam Instructions**

Please complete each test question and use a black pen. The test is segmented into seven videos. A score of 70% is considered passing. If you fail this exam you are required to re-take the exam within 30 days at no additional charge. If you fail a third time you will be required to retake the exam and pay an additional fee.

Please circle an answer for each of the following test questions.

**Terrorism Awareness and Prevention**

1. The goal of terrorism is to force change through criminal activity.
  - a. True
  - b. False
2. How people look is not important, what people do is.
  - a. True
  - b. False
3. What can you do?
  - a. Be a participant, not a spectator, in safety and security.
  - b. Be aware of suspicious activity in your central community.
  - c. Recognize what's out of place or unusual.
  - d. All of the above
4. The opportunity for terrorism, like crime, is abundant. Without opportunity, there can be no terrorist attack.
  - a. True
  - b. False
5. Everyone of us can effectively help to reduce the opportunity for terrorism.
  - a. True
  - b. False

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### **Lease Agreement and Legal – Attorney Paul Ohly**

6. If you have a rental lease and implement a “no pet policy” for your rental property, can you legally refuse to rent to an applicant with a legitimate “service animal?”
  - a. Yes
  - b. No
7. What is the interest a landlord must pay on a security deposit?
  - a. 5%
  - b. 2%
  - c. 1%
8. If a tenant pays his or her rent late, what percentage of the monthly rent may a landlord charge the tenant as a late fee?
  - a. 8%
  - b. 5%
  - c. 2%
9. A tenant vacates the property on the last day of the lease and provides a forwarding address to the landlord. How soon must the landlord return the security deposit or provide a written explanation as to why the security deposit will not be returned?
  - a. 30 days
  - b. 21 days
  - c. 45 days
10. How long must a landlord retain the tenant(s) abandoned property?
  - a. 28 days
  - b. 21 days
  - c. 30 days

### **Building Safety Regulations – Staff Rental Housing Division**

11. What is the minimum square inch total area of clear opening for an existing egress window in a rental unit?
12. If you are installing a window well for an egress window in a basement, what are the minimum dimensions allowed?

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13. Where must you install carbon monoxide detectors?
- a. In all bedrooms
  - b. 10' outside the bedroom(s)
  - c. In a mechanical room
  - d. All the above
14. How many years from the date of manufacture must smoke alarms be replaced?
- a. 10 years
  - b. Every 2 years in sync with the rental inspection
  - c. Only when the detector beeps
  - d. Never, once a smoke detector is installed the device does not require replacement
15. What is the minimum ceiling height requirement for the main floor and upper floors of a rental property?
- a. 6'-0"
  - b. 6'-5"
  - c. 6'-8"
  - d. 7'-0"
16. What is the minimum required ceiling height for stairways in a rental property?
- a. 6'-4"
  - b. 6'-3"
  - c. 6'-2"
  - d. 6'-1"
17. Extension cords can be used as a source of permanent wiring.
- a. True
  - b. False
18. What is necessary for the safe operation of a garbage disposal to prevent an electrical shock?
- a. Splash guard
  - b. Romex clamp
  - c. Operated quietly without screeching
  - d. All of the above

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19. What is/are the main reason(s) a building inspection is performed in a rental property?
- a. To ensure the residence is safe for the occupants and their visitors
  - b. To ensure the rental unit meets with minimum standards of the housing codes
  - c. To identify safety hazards for the property owner to resolve
  - d. All the above
20. What are the main reason(s) a landlord is required to arrange for a re-inspection 30 days after their building inspection?
- a. To avoid legal action for renting without an expired rental license
  - b. To ensure all code items cited are properly resolved
  - c. To comply with city codes and avoid tenant complaints
  - d. All the above
21. If a landlord does not correct code violations, what maximum legal sanctions can the City Attorney impose against a landlord?
- a. Appearing for court is optional
  - b. Required court appearance before a judge, criminal misdemeanor charge, a fine of up to \$1000, and jail
  - c. Revocation of a rental license
22. The number of tenants allowed in a rental property is based on the total habitable square feet of the residence/unit. What rooms are considered habitable?
- a. Bedrooms, Living room and Family Room
  - b. Dining room, Kitchen, and Den
  - c. Bathrooms, closets and stairways
  - d. All of the above
  - e. Only a & b above

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Upon completion of this Landlord Public Safety Seminar, Online version exam, please submit to Olmsted County Sheriff's Office Crime Prevention for grading.

- Submit the completed exam to our office via mail along with the \$50.00 fee. Otherwise email [anderson.chris@OlmstedCounty.gov](mailto:anderson.chris@OlmstedCounty.gov) for in-person drop off instructions.
  - Mailing address:
    - Olmsted County Sheriff's Office Crime Prevention  
1421 3<sup>rd</sup> Ave. SE  
Rochester, MN 55904
- The fee for the exam is \$50.00. Cash or check payments accepted. Checks may be made payable to the Olmsted County Sheriff's Office.
- A passing grade of 70% is required. The fee covers two attempts to pass the exam. Should further attempts be necessary, another \$50.00 fee will be due.
- Our office will notify you with the test results. Your completion certificate will be mailed to you.

By signing this test, I certify that I have viewed and understand the information provided in the On-line version of the Public Safety Seminar.

**Signature** \_\_\_\_\_

**Organization/Business Name** \_\_\_\_\_

**Name** \_\_\_\_\_

**Address** \_\_\_\_\_

**City, State, Zip Code** \_\_\_\_\_

**Phone** \_\_\_\_\_

**Email** \_\_\_\_\_

**Please provide us with your rental property address or addresses to verify and document your participation:**

*(If you are responsible for more than one rental, please use the rental update sheet.)*