



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

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

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 \$75 fee. Otherwise email nathan.jacobson@olmstedcounty.gov for in-person drop off instructions.
 - Mailing address:
 - Olmsted County Sheriff's Office Crime Prevention
1550 50th St. SE
Rochester, MN 55904
- The fee for the exam is \$75. 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 \$75 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.)