

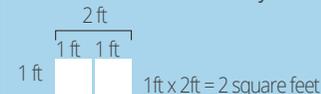
Rules on occupancy change based on the type of building and size of the apartment.

The guidelines below are based on the City of Minneapolis Code of Ordinances. Occupancy rules are specified in both Maintenance Code section 244 and Zoning Code section 546.

To see which zoning district you live in, type this url into your web browser:

tinyurl.com/zoning-mpls

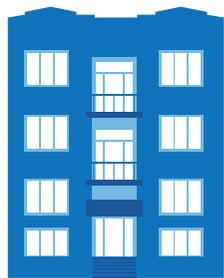
How to measure the size of your unit:



1 What type of building do you live in?

Occupancy based on zoning is limited by ordinance 546.50.

Larger Building with 4 or more units (zoned R4, R5, R6)



Smaller Building with 3-5 units (zoned R3, R4)

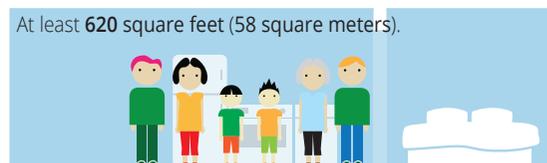
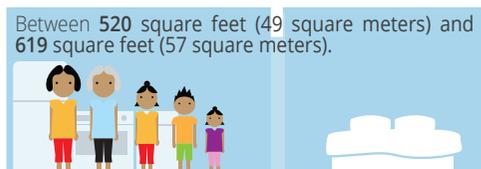
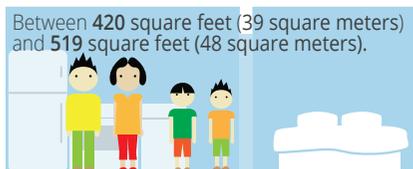
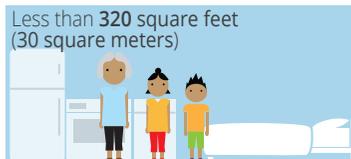


House or Duplex (zoned R1, R2)



2 How big is the apartment?

Occupancy based on unit size is limited by ordinance 244.810.



3 Who can live in your apartment?

The limits are based on restrictions in the zoning ordinance 546.50.

Up to 3 people
(any combination of family members and non-family members)

Up to 4 people
(any combination of family members and non-family members)

Up to 5 people
(any combination of family members and non-family members)

6 or more family members
OR
up to 5 people
(any combination of family members and non-family members)

A family of 1-3 persons can have up to 2 unrelated people.
A family of 4 persons can have 1 unrelated person.
A family of 5 or more can have no unrelated persons.

RULES ON SLEEPING

(Habitable rooms with multiple uses, such as a living room, can be used for sleeping)

Sleeping rooms cannot have more than 4 people (244.810)



You cannot use bathrooms as bedrooms (244.40)



You cannot use kitchens as bedrooms (244.40)



Note: Housing inspectors count the number of beds to determine the number of people living in the apartment.

RULES ON FAMILIES

City of Minneapolis defines **family** as two (2) or more persons related by blood, marriage or adoption, including foster children and domestic staff employed on a full-time basis, living together as a permanent household (520.160).

Only one **family** can occupy an apartment unless permitted & authorized (244.820). This usually means names listed on a lease.



Useful Things to Know:

Guests can stay with you:

Any person not listed on the lease is considered a guest. There is no state law that limits the amount of time a guest can stay in your apartment, but your lease can limit how long the guest can stay.

Pregnancy & Babies:

Occupancy rules are commonly eased for families expecting new children.

You can get evicted for over-occupancy:

When signing or renewing a lease, make sure the names of all the people (including children) who will be living in your apartment are listed on the agreement.

People who receive mail at your address are usually considered living there, and not just guests. In practice, this means a landlord can evict you if someone not listed on your lease is receiving or sending mail with their name on it from your address.

If you feel the landlord is discriminating against you because of the size of your family (for example: landlord says "no kids allowed" or ends your lease because of the birth of an infant), you should get legal advice about your situation (see resources below).

Resources:

HUD Fair Housing

Report housing discrimination due to familial status or other reasons to the federal government by calling 800-765-9372. Learn more about HUD Fair Housing at www.hud.gov.

HOME Line

Tenant Hotline: 612-728-5767, Monday to Thursday 9:00am to 6:00pm and Friday 9:00am to 3:00pm

Provides free legal, organizing, educational and advocacy services so tenants throughout Minnesota can solve their own rental housing problems.

Mid-MN Legal Aid & Housing Discrimination Law Project (HDLP)

Intake line: 612-334-5970, Monday to Friday 8:30am to 4:30pm
430 1st Avenue N, Suite 300 | Minneapolis MN 55401

Provides advice and legal representation for people with low income, seniors and people with disabilities who are experiencing rental housing issues including evictions, discrimination, foreclosure, accommodations for disabled Minnesotans, and Section 8 housing.

Minneapolis 311

Call 3-1-1 to report a problem with your rental unit to a housing inspector or for help with non-emergency City services.
Weekdays 7:00 a.m. to 7:00 p.m. | Weekends 8:00 a.m. to 4:30 p.m.

Minneapolis Neighborhoods

To learn more about how to get involved with your local neighborhood organization, type tinyurl.com/neighborhoods-mpls into your web browser.

WHO CAN LIVE IN MY APARTMENT?

A guide to occupancy code for rental housing in Minneapolis

NOTE: Resources, definitions and ordinances are current as of January 20, 2015.



Families of different sizes have the right to housing.
Along with who is listed on your lease agreement, city laws dictate how many people can live in your apartment.

In collaboration with:

Center for Urban and
Regional Affairs (CURA)
UNIVERSITY OF MINNESOTA

 **CORCORAN**
Neighborhood Organization



**Powderhorn Park
Neighborhood
Association**