



# Important Notice on Occupancy Limits

Regulatory Services  
Department

Housing Inspections  
Services Division

250 South 4th Street – Room 300  
Minneapolis, MN 55415-1316

July, 2011

Dear Rental Property Owner,

To ensure that housing in Minneapolis is safe and livable for residents, the City’s Housing Inspection Division enforces the City’s housing rules and standards. Over-occupancy of dwelling units can create unsafe conditions for residents, and it is a violation that could lead to a rental license revocation for property owners.

To help rental property owners avoid over-occupancy violations, the City would like to remind rental property owners about occupancy limits.

The maximum occupancy for a dwelling unit falls into one of two categories, based on the zoning of the property. The zoning district type for your property is listed on your rental license certificate. If you have any questions, please call 311 (or 673-3000 outside Minneapolis.)

## OCCUPANCY LIMITS

### For R1, R1A, R2, R2B, and R3 zoning districts:

The maximum occupancy for a dwelling unit located in these zoning districts is **one (1) family\*** plus up to **two (2) unrelated persons** living together as a permanent household, provided the family plus unrelated persons shall not exceed a total of **five (5) persons**.

The total number of individuals allowed only pertains to the addition of unrelated persons. **A family of six (6) or more individuals would not be considered a violation of this provision.**

For example:

<u>Family Members</u>	+	<u>Unrelated Individuals</u>	=	<u>Total</u>
1		2		3
2		2		4
3		2		5 (maximum reached)
4		1		5
5		0		5
6 or more		0		not applicable

### For R4, R5, and R6 zoning districts:

The maximum occupancy for a dwelling unit located in these zoning districts is **one (1) family\*** plus up to **four (4) unrelated persons** living together as a permanent household, provided the family plus unrelated persons shall not exceed a total of **five (5) persons**.

The total number of individuals allowed only pertains to the addition of unrelated persons. **A family of 6 or more individuals would not be considered a violation of this provision.**

For example:

<u>Family Members</u>	+	<u>Unrelated Individuals</u>	=	<u>Total</u>
1		4		5 (maximum
reached)				
2		3		5
3		2		5
4		1		5
5		0		5
6 or more		0		not applicable

We hope that providing this information will help rental property owners proactively and safely manage their properties by following occupancy rules, as well as the City's other 23 rental housing standards. If you would like more information on the rental license standards rental owners are required to meet, please visit the Minneapolis Code of Ordinances is on the City's website at [www.ci.minneapolis.mn.us](http://www.ci.minneapolis.mn.us). Click on the left-side "government" link, then click "city ordinances." The relevant ordinances can be found by looking at Title 12, chapter 244. Select "rental dwelling licenses" and review sections 244.1910, 244.1925, and 244.2020.

Thank you,

  
JoAnn Velde, Housing Manager  
Housing Inspection Services

\* Under City ordinance 520.160, for occupancy limits, "family" is defined as follows:

"An individual or two (2) or more related by blood, marriage or adoption, including foster children and domestic staff employed on a full-time basis, living together as a permanent household. This definition of family is established for the purpose of preserving the character of residential neighborhoods by controlling the population density, noise, disturbance and traffic congestion, and shall not be applied so as to prevent the city from making reasonable accommodation where the city determines it necessary to afford handicapped persons living together in permanent household equal access to housing pursuant to the Federal Fair Housing Amendments Act of 1988."