



Special Property Management Edition

Are We Maxed Out? Residential Occupancy Limits

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Q. What are the residential occupancy limits?

A. The Fair Housing Act specifically allows housing providers to adhere to reasonable local, State, or Federal restrictions regarding the maximum number of occupants permitted to occupy a dwelling (42 U.S.C. 3607(b)(1)). Such restrictions may include property maintenance codes, zoning codes, minimum floor area requirements, or other similar provisions. *Defer to your local municipality for established limits!* You can check the information online here ([Nevada | Municode Library](#)) AND as part of your due diligence should also follow-up with reaching out directly to the county to confirm.

For additional information on fair housing occupancy standards, here's a some helpful resources:

- 1) **7465.1 REV-2 CHG-1 Chapter 5: Tenant Selection:** [7465 \(hud.gov\)](#)
 - 1a) **HUD Occupancy Handbooks:** [PIH Handbook 7465.1 | HUD.gov / U.S. Department of Housing and Urban Development \(HUD\)](#)
- 2) **Compilation of Basic Laws Applicable to the HUD (June 2019 Update):** <https://www.hud.gov/sites/dfiles/GC/documents/HUDBasicLaws2019-06.pdf>
- 3) **2018 International Property Maintenance Code:** [2018 INTERNATIONAL PROPERTY MAINTENANCE CODE \(IPMC\) - EFFECTIVE USE \(iccsafe.org\)](#)

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