

HOW CAN I FIND OUT ABOUT OCCUPANCY LIMITATIONS?

If you need more information about a specific unit or in general, please get in touch with the Rental Inspection Office at (765) 775-5167.

If your property falls under the R-1 or R-2 zones, you must display the Inspection and Occupancy Verification at all times.

The City of West Lafayette's Rental Inspection Office is dedicated to creating a healthy and visually pleasing community. This can only be achieved if we all work together, including property owners and residents.

The City of West Lafayette supports fair housing. The Fair Housing Act prohibits discrimination in housing because of race, color, national origin, religion, sex, (including gender identity and sexual orientation), familial status, and disability. If you believe that you, or someone you know, have been subject to housing discrimination, please get in touch with your local Human Relations Commission, the Indiana Civil Rights Commission, or the Department of Housing and Urban Development to discuss your options.



OCCUPANCY LIMITATIONS



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The City of West Lafayette enforces regulations to prevent overcrowding in residences for safety and community well-being. Let's work together to maintain safe and comfortable living environments for all residents to ensure safe and decent living spaces. Together we are maintaining the historic and safe fabric of our neighborhoods by following these rules.

HOW MANY PEOPLE ARE ALLOWED PER UNIT?

It depends! In areas zoned R-1, R-1B, R-1U, & R-2U: not more than one family unit. A family is one or more persons related by blood, marriage, or adoption, plus not more than two unrelated persons living in a single housekeeping unit. In the case of no relation, the maximum number of occupants is three. In areas zoned R-3W, CBW, PDMX & PDRS: a maximum of 4 unrelated persons per dwelling unit with not more than two persons per bedroom.

DWELLING UNITS MUST MEET THE FOLLOWING SPACE REQUIREMENTS

Housing constructed before January 1, 1989:

The gross floor area of the unit:

- 150 square feet for the first occupant
- 100 square feet for each additional occupant

Units housing three or more people must have 150 square feet of living room.

Housing constructed after January 1, 1989:

Efficiency Units: a minimum of 220 square feet for one occupant; a total of two related persons may occupy efficiency units greater than 340 square feet.

In units occupied by unrelated persons: a minimum of 250 square feet for one occupant, 220 square feet for the second occupant, and 180 square feet for each additional occupant.

In units occupied by related persons: a minimum of 220 square feet is the requirement for one occupant and 120 square feet for each additional occupant.

Bedroom requirements for all units:

- 70 square feet for one occupant
- 100 square feet for two occupants
- 50 additional square feet per other occupants

Space requirements are based upon habitable space exclusive of closets or storage space.

WHAT HAPPENS IF THERE IS OVER OCCUPANCY?

When a violation is found, the number of occupants must be reduced to the number the ordinance allows. In effect, tenants will have to move, and depending upon how the lease is written, the remaining tenants may be responsible for the entire rent. In addition, legal action may be taken against the property owners and tenants of the property. Fines can be up to \$400 per day.

The Rental Inspection Office provides Occupancy Affidavit forms and shall be signed by the owner/manager & each occupant of the dwellings located in R1 & R2 zoned areas. Forms must be given to our office within 15 calendar days from the start of the lease/stay.