

**ORDINANCE**  
**By Gordon and Goodman**

**Amending Title 12, Chapter 244 of the Minneapolis Code of Ordinances relating to Housing: Maintenance Code.**

The City Council of the City of Minneapolis do ordain as follows:

That Section 244.820 of the above-entitled ordinance be amended to read as follows:

**244.820. Dwelling unit to be occupied by one (1) family.** (a) No dwelling unit shall be occupied by more than one (1) family. However, unrelated persons may occupy a dwelling unit when such occupancy is permitted and authorized.

(b) When, in the opinion of the director of regulatory services, it is necessary for the protection of the health, safety and welfare of the occupants, the owner or agent of dwelling units let to another may be required to post in a conspicuous place, with a transparent cover, a card issued by the director of regulatory services setting forth the maximum number of persons who may lawfully occupy such a dwelling unit. Said card shall be posted inside the dwelling unit at eye level on, or within four (4) feet of, the main entrance door.

(c) For purposes of this section, a family may include a group of two (2) or more unrelated adults living together in a dwelling unit when operating as an intentional community. Factors that shall be considered in determining whether a group operates as an intentional community include:

(1) Whether the members of the household share the entire dwelling unit and function as a single housekeeping unit;

(2) Whether the members of the household have an adopted set of rules covering democratic governance, maintenance responsibilities, and other household issues;

(3) Whether the members of the household use the dwelling unit as their legal address for purposes including but not limited to voter registration, driver's license or identification purposes, motor vehicle registration and the filing and receipt of tax documents;

(4) Whether the group is transient or temporary in nature, as an intentional community shall be expected to remain in place for a period in excess of one (1) calendar year;

(5) Whether the members of the household share expenses for food, rent or ownership costs, utilities and other household expenses.

(d) Occupation of a dwelling unit as an intentional community shall be subject to the following limitations:

(1) A dwelling unit in which the various occupants act as separate roomers may not be deemed to be occupied by an intentional community.

(2) A rental property owner may have an ownership interest in no more than one (1) dwelling occupied as an intentional community. Cooperatives whose members live in the dwellings they own will not be

subject to this limitation, nor will rental property owners which are nonprofit organizations registered with or organized pursuant to the laws of the State of Minnesota.

(3) No registration may be accepted for any intentional community to be located at a property at which a rental property owner with any ownership interest in properties classified as Tier II or Tier III by the director of regulatory services has an ownership interest.

(4) If the representative member of the intentional community ceases residence in the intentional community, the intentional community must provide a representative member to update the registration required by this section.

(5) If a household or the members of a household registered as an intentional community do not meet or no longer meet the standards of this section, the household shall not qualify for recognition as an intentional community and shall be subject to enforcement for violation of this section or any other applicable section of this Code. Additionally, intentional communities and the members thereof shall comply with all provisions of this Code involving noisy and unruly assemblies or other regulations protecting the public health, safety and repose and violation thereof may constitute good cause to determine that such standards have not been met.

(6) An intentional community that dissolves shall inform the director of regulatory services of its dissolution within ten (10) days. Furthermore, if any of the information required to be provided with the initial registration of the intentional community should change, the intentional community shall inform the director within ten (10) days.

7) A dwelling unit in which various occupants are part of a residential program of the type regulated by sections 535.120 and 535.130 may not be deemed to be occupied by an intentional community.

(e) In order to occupy a dwelling unit as an intentional community pursuant to this section, the community shall file a registration with, and on a form approved by, the director of regulatory services, which shall include the following information:

(1) The name and address of the intentional community;

(2) The name and current contact information of a representative member of the intentional community;

(3) The name and current contact information, and a notarized statement of approval of the intentional community, from the property owner;

(4) A notarized statement from the representative member of the intentional community, attesting that the intentional community meets the standards established by this section and that it will be operated in compliance with all other applicable requirements of this Code;

(5) An accurate and current floor plan of the dwelling unit, so that the maximum legal occupancy pursuant to the housing maintenance code and building code can be determined;

(6) If applicable and available, a cooperative registration number or other legal documentation establishing the existence of the intentional community as a recognized and legal entity;

(7) A copy of any applicable lease, if one exists or is required by law.