



City of West St. Paul Rental Licensing Program

RENTAL DENSITY REQUIREMENTS SINGLE-FAMILY RENTAL DWELLINGS

On September 12, 2011, WSP City Council amended Section 435 Rental Dwelling, Subd. 11, limiting the number of single-family rental properties to 10% per block (TABLE 1) in an R1 Zoning District.

Effective January 1, 2012, in an R1 zoning district, no more than ten percent (10%) of the single-family lots on any block shall be eligible to obtain a rental license, unless a Provisional License is granted by the City Council. **Existing rental licenses may be renewed. However, if a rental license is not renewed, or if the rental license is revoked or lapses, the rental license shall not be reinstated.**

Please follow the steps below to verify if the property you wish to rent has met its rental capacity:

1. Check Rental Density Map

An *up to date* Rental Density Map is located on the City Website at www.wspmn.gov on the Rental Licensing page.

View the map prior to renting or purchasing property with intent to rent to verify if the block where the property is located has met its maximum rental capacity. Or, call 651-552-4144 to verify capacity.

2. Submit a Provisional Rental License Application

Properties located in districts that exceed the permitted number of rentals can obtain a Provisional license for no more than two consecutive years. **The Owner must hire a professional property management company licensed with the MN Commerce Department to manage the Property.**

On the Rental License Application attached, mark Provisional on Page 2 and enter the name of the property management firm in Section D.

Table 1 below indicates how many single-family lots per block* are able to be licensed as a rental property based on the number of lots that exist in a block. (Legal nonconforming rental property, Commercial or Industrial uses, and properties that are exempt pursuant to Section 435.07 located in an R1 zoning district are not included in the calculation of the total number of lots per block.)

TABLE 1

Lots/Block	Rental Units Allowed	Lots/Block	Rental Units Allowed	Lots/Block	Rental Units Allowed
1-7	1	45-54	5	85-94	9
15-24	2	55-64	6	95-104	10
25-34	3	65-74	7	105-114	11
35-44	4	75-84	8	115-124	12

*A block is defined as an area of land enclosed within the perimeter of streets, watercourses, public parks, municipally owned lots, and City boundaries.

For more information, please contact 651-552-4144, or visit the Rental Licensing page at www.wspmn.gov.
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