



MIAMI-DADE COMMUNITY MINIMUM HOUSING STANDARDS

The following are minimum housing standards from our Code of Ordinances. This can be found in Chapter 17 – Housing’s Article II in Sections 17-23 to 17-30.

No person shall let to another for occupancy, any dwelling or dwelling unit, for the purpose of living, sleeping, cooking, or eating therein which does not comply with the following requirements:

MINIMUM STANDARDS FOR BASIC EQUIPMENT & FACILITIES



- o Kitchen sink, lavatory, tub or shower, and water closet, all in good working condition – supplied with hot and cold water. Heating is properly installed/connected, is in safe and good working condition.
- o Affords privacy, has flush water, has a lavatory basin in good working condition, properly connected to approved water and sewer system or a septic tank.
- o Heating water can be adequately drawn at every sink, basin, bathtub or shower.



- o Every unit is provided with an installed nonportable cooking facility with two top burners. Vacant dwelling units shall be provided with utility connections.
- o Adequate garbage disposal facilities or storage containers.
- o Adequate space heating facilities which are properly installed and maintained in safe and good working condition.

MINIMUM STANDARDS FOR LIGHT & VENTILATION



- Every habitable room shall have at least 1 window or skylight facing the outdoors (kitchen and dining are exempt if and only if the following points are met)
- If a room lacks the above requirement, the room must have:
 - Common wall separating the two rooms must provide an opening
 - The opening must be unobstructed
 - 1 of the 2 rooms must provide the required light and ventilation
- Every habitable room shall have at least 2 separate floor or wall-type electrical convenience outlets, or 1 convenience outlet and one ceiling-type electric light fixture
- Every bathroom, shower room, water closet, compartment and laundry room shall have 1 properly installed ceiling or wall-type electric light fixture
 - Switches shall be located and installed to avoid the danger of electrical shock
- Every hall and stairway used for human habitation shall be provided with natural light throughout or with properly installed electric lighting which are always controlled by the occupants and available




- Every habitable room shall be ventilated
 - Bathrooms shall have either a skylight/window or an approved mechanical, automatic ventilating system
- Every door, window, or other device opening to outdoor space or for ventilation shall be provided with an approved type of screen for protection against mosquitos, flies, or other insects
- Every opening beneath a dwelling shall be equipped with an approved type of screening or lattice work to keep out large animals


REQUIREMENTS FOR SAFE AND SAFETY MAINTENANCE



- Foundation walls shall be reasonably rodent proof and maintained in good repair
- Reasonably weathertight, watertight, and rodentproof
 - Floors, walls, ceilings and roofs shall be capable of affording adequate shelter and privacy and shall be kept in good repair
 - All parts of the structure with evidence of rot or deterioration shall be repaired or replaced
- Outside stairway and porch shall be safe
- Every supplied facility, piece of equipment, or utility required shall be maintained in a safe and satisfactory working condition.

	<ul style="list-style-type: none"> o Occupants to only be removed or discontinued for temporary interruption to make necessary repairs, replacement, or alterations.
	<ul style="list-style-type: none"> o Chimneys, smoke pipes, and all flue and vent attachments shall be maintained so there will be no leakage or backing up of smoke o All exterior surfaces shall be properly maintained and protected o Every plumbing fixture and pipe shall be maintained in good sanitary working condition, free from defects, leaks, and obstructions o Floor surface of every water closet hall be maintained to be reasonably impervious to water

MINIMUM SPACE, USE AND LOCATION REQUIREMENTS

	<ul style="list-style-type: none"> o Every unit to contain gross floor area of at least 120 sf for the first occupant, 100 sf. for each of the next two occupants, and at least 75 sf for each occupant thereafter. o Kitchens and porches are not considered sleeping rooms. o At least 1/2 of the floor area of every habitable room with a sloped ceiling shall have a ceiling height of at least 7 ft. o Occupants must not have to go through another sleeping room to access a bathroom. o Cellars and basements are not habitable rooms.
---	--

RESPONSIBILITIES OF OWNERS AND OCCUPANTS

	<ul style="list-style-type: none"> o Every dwelling unit shall be clean, sanitary, and fit for human habitation o Occupants to keep units clean and sanitary – this includes yards, lawns, courts, and driveways o Every owner of a building with three or more units shall be responsible for maintaining clean and sanitary conditions of shared/public areas o Exterior premises shall be kept free from excessive growth of weeds, grass, and other flora o Every occupant shall keep all plumbing, sanitary facilities, appliances, and equipment sanitary o Occupants must dispose of rubbish and garbage in an approved sanitary manner o Occupants are responsible for the extermination of insects, rodents, vermin, and other pests. o Every owner must provide approved door and window screens, replace as necessary o Owners must maintain exterior premises to prevent stagnant water o Animals and pets shall not create insanitary conditions or nuisance
---	---

- o Every owner with 4 or fewer units shall provide continuing services of a person or persons solely to assure minimum requirements are maintained. Landlords shall provide tenants with the name, address, and phone number of persons providing services.

MAINTENANCE OF NONDWELLING STRUCTURES AND FENCES



- o Non-dwelling structures are garages, car ports, cabanas, storage buildings, and fences.
- o Foundations, exterior/interior walls, roofs, floors, ceiling, windows, and exterior doors shall be maintained in good repair
- o Accessory structures shall be kept clean and sanitary
- o Roofs shall be drained of rainwater
- o Exterior surfaces shall be maintained and protected
- o Plumbing and pipes are maintained and sanitary

Where the Minimum Housing Enforcement Officer or subordinate enforcement officer determines that a building may be an unsafe building within the provisions of [Chapter 8](#) of this Code or other applicable local unsafe building regulation, they shall immediately report the matter to the Building Official.

The information in this program, and corresponding materials, is provided for educational and informational purposes only, and should not be construed as legal advice or as an offer to perform legal services on any subject matter. The content contains general information and may not reflect current legal developments or information. The information is not guaranteed to be correct, complete, current, or suitable. MIAMI Association of REALTORS® (“MIAMI REALTORS®”) makes no warranty, expressed or implied, about the accuracy or reliability of the information in this program or materials. The materials may contain technical or typographical errors. MIAMI REALTORS® does not guarantee their accuracy, completeness, or suitability. Recipients of the information in this program or materials should not act or refrain from acting on the basis of any information without seeking appropriate legal advice on the particular facts and circumstances at issue from an attorney licensed in the recipient’s state. MIAMI REALTORS® expressly disclaims all liability with respect to actions taken or not taken by the recipient based on any or all of the information in this program and materials. Communications with or from MIAMI REALTORS® or do not constitute or create an attorney-client relationship between any recipients. Nothing herein is intended to create an attorney-client relationship and shall not be construed as legal advice. IN NO EVENT SHALL MIAMI REALTORS® BE LIABLE FOR ANY SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES RELATING TO THESE MATERIALS OR FOR ANY USE OF OR RELIANCE ON THESE MATERIALS.