



## Maplewood Regulations

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*These Regulations have been taken directly from the city's website. Information deemed reliable but not guaranteed. Please consult government websites for most current regulations.*

### **Sign Ordinance Regulations**

#### **On-Site Real Estate Sign:**

A sign advertising the sale, lease, or rental of real estate upon which the sign is located.

#### **Off-Site Directional and Open House Real Estate Sign:**

A sign located within the public right-of-way that advertises the sale, lease, or rental of real estate or the open house for such real estate located off the premises where the sign is located.

#### **Off-Site Real Estate Sign:**

A sign advertising the sale, lease, or rental of real estate for single or multiple-family housing developments located off the premises where the sign is located.

#### **On-Site Real Estate Signs:**

For single and double dwelling lots, one (1) on-site real estate sign not exceeding nine (9) square feet is permitted for each street upon which the property has frontage.

For all other types of property, one (1) on-site real estate sign is permitted for each street upon which the property has frontage. Each sign shall not exceed a ratio of one (1) square foot of sign area for each one thousand (1,000) square feet of lot area. In no case shall the area of any one sign exceed sixty-four (64) square feet or ten (10) feet in height.

All real estate signs shall pertain to the sale, lease, or rental of the property only and must be removed within seven (7) calendar days of the close of the property or when ninety (90) percent or more of the dwelling units on the property have been sold, leased, or rented.

#### **Off-Site Directional or Open House Real Estate Signs:**

Off-site directional or open house real estate signs not exceeding three (3) square feet and three (3) feet in height may be placed on the public right-of-way. No part of such sign shall be closer than five (5) feet to the street pavement or one (1) foot to a sidewalk or trail. Said sign shall not be placed between the street and a sidewalk or trail. Off-site directional signs may be placed in the public right-of-way for thirty (30) days per real estate listing and must include the name, address, and telephone number of the person responsible for the sign and the date the sign was installed in the right-of-way. Open house real estate signs may be placed in the public right-of-way on the day of the open house only.

#### **Off-Site Real Estate Signs:**



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Off-site real estate signs exceeding three (3) square feet may be placed on private property. Such signs require a permit, shall not be located in the public right-of-way, and the sign owner/installer must supply written permission to the city from the property owner on which property the sign is installed. Each development is limited to one such sign. The maximum area of any such sign shall be sixty-four (64) square feet and the maximum height shall be six (6) feet. The sign must be removed when at least ninety (90) percent of the dwelling units approved by the city have been sold or rented.

### **Septic System Regulations**

Follows MN Rule 7080. If the property is sold, an updated inspection report must be available (within the last 3 years). The city is making efforts to convert all remaining septic systems to municipal water and sewer.

### **Point of Sale Regulations**

A Truth-in-Housing inspection is required prior to listing or showing of a property. The evaluation form should be present in the house when showings are conducted. The city requires that the inspections be done by someone who is licensed by the city as a housing/building evaluator. City inspection is required for any building/construction requiring a building permit. Certificate of occupancy is required for all new construction.

### **City Website**

<https://www.maplewoodmn.gov/>

### **City Ordinances**

<https://maplewoodmn.gov/85/City-Code>

**\*Please note: As of 1/1/21, Maplewood did not have specific statutes related to Rental Regulations.**