



Saint Paul Regulations

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

Real estate signs, defined as a temporary sign placed upon a property advertising that particular property for sale, rent or lease, and excluding a cloth, vinyl or banner sign, are allowed in Saint Paul. Permits are not required if the sign is 6 square feet or less. While directional signs or open house signs are not regulated, the Zoning Code specifically states that:

- No sign or sign structure shall be erected or maintained at any location where, by reason of its position, size, shape, content, color or illumination, it may obstruct, impair, obscure, interfere with the view of, or be confused with any traffic-control sign, signal or device, or where it may interfere with, mislead or confuse traffic.
- No signs shall be located in, project into or overhang a public right-of-way, except those projecting business signs permitted in business and industrial districts that do not violate Minnesota Statutes, section 160.27, and signs established by the city, county, state or federal governments.

This applies in all zoning districts of Saint Paul.

Septic System Regulations

Follows MN Rule 7080. Systems are monitored and inspected by the city's Department of Safety & Inspections (S & I).

Student Rental Housing Restrictions

In August 2012, the city of St. Paul enacted a student rental housing overlay district restricting student rentals within a specific and geographically defined area centered around the University of St. Thomas. The restrictions limit undergraduate student rental property to be no closer than 150' from each other and requires off street parking as proscribed by the ordinance. An initial registration period establishing grandfathering is underway and requests must be postmarked by no later than December 05, 2012. Realtors are advised to know this ordinance and where to get more information because whether a home is eligible to be used as a student rental is considered a material fact. [More Info](#)

Point of Sale Regulations

The City requires that a Truth-in-Sale-of-Housing disclosure report be prepared and available to all potential buyers for one and two-family homes, townhomes, condominiums, and co-ops whenever there is an intended change of ownership.



The report must be completed within 3 calendar days of entering into a listing agreement to sell the dwelling, advertising the sale of the dwelling, posting a sign that the dwelling is for sale, or any action where the logical result of that action will be the sale or change of ownership of the property.

The report must be prominently displayed on the premises, and a valid report must be provided to the buyer before or at the time of sale. Reports must only be prepared by independent evaluators who are certified as Truth-in-Sale of Housing evaluators under City ordinance.

Common Interest Communities Smoking Disclosure Point of Sale Regulation

Effective January 1, 2022, Chapter 194 of the Saint Paul Legislative Code, titled Smoking Policy Disclosure, requires the completion of a smoking sale disclosure form for sale of units within a common interest community. Common interest communities (CIC's) include condominiums, townhomes, retirement communities, and other individually owned units that share facilities and common areas. Sellers are required to disclose the CIC's smoking policy to prospective buyers.

Rental Regulations

Saint Paul has implemented a rent stabilization ordinance, effective as of May 1, 2022. The Ordinance limits residential rent increases to no more than 3% in a 12-month period. The Ordinance also directs the City to create a process for landlords to request an exception to the 3% limit based on the right to a Reasonable Return on Investment. The amended Ordinance creates a 20-year exemption for newly-constructed residential rental properties. Landlords of Rental Units are able to request an exception. Learn more about exceptions by visiting the [Rent Stabilization for Landlords and Property Managers page](#).

Accessory Dwelling Unit Regulations

General Information:

The Accessory Dwelling Unit (ADU) ordinance was recently adopted and is effective as of November 26, 2018. For a copy of the complete ordinance, please click here. An ADU is a second dwelling unit, subordinate to a principal one-family dwelling, within or attached to a one-family dwelling or in a detached accessory building on the same zoning lot.

Standards and Conditions:

The following are the standards and conditions that must be met in order to establish an ADU:

- Lot size must be at least 5,000 square feet.
- Only one accessory unit is allowed on a lot.
- No more than one family is allowed in both the principal unit and the accessory unit together. A family is a lineally related family plus two, or up to four unrelated persons.



- The property owner must permanently reside in either the principal unit or the accessory unit.
- The maximum size of a detached ADU is 800 square feet of floor area and the maximum height is lesser of 25 feet or the height of the principal structure. All other requirements for an accessory structure must be met.
- If the accessory dwelling unit is located within the principal unit, the principal structure must be at least 1,000 square feet and the accessory unit cannot exceed 1/3 of the total floor area of the structure. If the principal has more than one story, the maximum floor area of an accessory dwelling unit may be equal to that of the first floor, but shall be less than or equal to 50% of the total floor area of the structure.
- There must be a sidewalk from the street to the primary entrance of the accessory unit.
An accessory unit on the upper floors of the principal structure shall have an interior stairway to the primary entrance of the accessory unit. Secondary stairways may be located on the exterior, but not on the front of the building.
- One off-street parking space on the property is required.
- All building code requirements for the accessory unit must be met and a building permit must be obtained for the change of use and/or construction work.

City Website

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

City Ordinances

https://library.municode.com/mn/st._paul/codes/code_of_ordinances