



Who do I talk to about an overcrowded residence?



The City of Fort Smith's Neighborhood Services

Department enforces occupancy limitations. There are three different ways to contact the Neighborhood Services department.

- By phone (479) 784-1025, (479) 784-1076 or (479) 784-1027
- By email at NeighborhoodServices@FortSmithar.gov
- By Request Partner available on the City of Fort Smith homepage at www.fortsmithar.gov

Copies of the Property Maintenance Code can be found in all local libraries, city offices and at the city website.

This brochure is intended to provide an overview of the City of Fort Smith's occupancy limitations.

If you have any questions or need additional information about occupancy limitations and structure area requirements please consult the Property Maintenance Code or contact a representative in the City of Fort Smith Neighborhood Services Department at

479-784-1025.

What you should know about Overcrowding



A guide to frequently asked questions regarding the City of Fort Smith Occupancy Limitations.



FAQ's on OVERCROWDING

 **What is an overcrowded structure?**

 An overcrowded structure is a dwelling that has more occupants than what is permitted by the Fort Smith Property Maintenance Code. The Property Maintenance Code was established to ensure that residents maintain safe living conditions for the interior as well as the exterior of their home.

 **Am I subject to an occupancy limitation?**

 All properties within the Fort Smith city limits are subject to occupancy regulations, a key component to the Property Maintenance Code.

 **How do I know if I am meeting the occupancy limitations?**

 Fort Smith's occupancy limitation ordinance is determined by the minimum area requirements per person living in the residence. If your home has 3-5 occupants, your living room must have a minimum of 120 square feet, and your dining room must have a minimum of 80 square feet.

In a home with six (6) or more occupants, the living room minimum square footage increases to 150 square feet and the dining room minimum square footage increases to 100 square feet.

A bedroom occupied by one person must contain at least 70 square feet of floor area. All bedrooms occupied by more than one person must contain at least 50 square feet of floor area for each occupant .

A kitchen or other uninhabitable space such as a closet, bathroom, garage or utility room cannot be used for sleeping purposes.

Minimum Area Requirements

SPACE	Minimum Area in Square Feet		
	1-2 Occupants	3-5 Occupants	6 Or more Occupants
Living Room	No Requirements	120	150
Dining Room	No Requirements	80	100
Bedrooms	1 person- at least 70 square feet of floor area. More than 1- at least 50 square feet of floor area for each occupant .		
Kitchen	A kitchen or other uninhabitable space such as a closet, bathroom, garage or utility room cannot be used for sleeping purposes.		