

**HOUSING AND NEIGHBORHOOD DEVELOPMENT MEMORANDUM
DIRECTOR INTERPRETATION
“OWNER-OCCUPIED” ENTITY PROPERTIES**

The Bloomington Municipal Code (BMC) § 16.01.030 lists the purposes for which Title 16 was adopted. These purposes are:

- (1) to ensure public health, safety, and welfare;
- (2) to protect the stability of the city;
- (3) to assist in the elimination of blight and to promote maintenance of property; and
- (4) to regulate and license the commercial businesses of letting rental properties to ensure the stability of approximately sixty percent of the city’s housing stock.

HAND is tasked with the enforcement of these purposes in BMC § 16.01.070(a). In the interest of public health, safety and general welfare, the director of HAND has the authority given in BMC § 16.01.080(b) to “adopt and promulgate rules and procedures; to interpret and implement the provisions of [Title 16]; and to secure the intent thereof.”

The HAND Director has determined, in the interest of public health, safety and general welfare, the following:

If a residential rental unit is owned by a limited liability corporation or similar entity, and is occupied as a primary residence by the incorporator, the governing person, or the registered agent, or their equivalent, then the property shall be treated as occupied by the owner. The person occupying the residence shall provide a copy of the entity details from the Indiana Secretary of State to HAND along with a copy of a current utility bill to HAND to verify current occupant.

The above mentioned interpretation shall be effective 12:01 AM on June 1, 2025.

If there are any questions regarding the above interpretation, please contact the Department of Housing and Neighborhood Development at hand@bloomington.in.gov or (812) 349-3420.

Sincerely,



Anna Killion-Hanson
Director, Housing and Neighborhood Development

