



# Tiny House Laws in the United States; States That Allow Tiny Houses

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👤 Molli McGee

🏠 Tiny houses



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## A Breakdown of States That Allow Tiny Houses

Looking for the next step in joining the Tiny House Movement? You came to the right place. Many people in similar positions have wondered how it's possible to live in their tiny house without breaking any laws. Sure, it would be great if it were easy, but once you're living worry-free in your tiny home you'll be glad you took the time to do the research.

## The U.S. primary regulation regarding Tiny Houses

When it comes to deciding where to build your tiny house, there are a few things you need to consider first:

### *Laws*

Depending on the type of tiny home you're looking for and what state you're looking to build in, these can vary greatly. Certain states are more friendly toward the idea of tiny houses and tiny house communities, so it's a good idea to figure out the laws specific to your location. Two important factors to consider are your locations building codes and zoning regulations.

### *Building Codes*

- It's exactly what it sounds like. Building codes dictate how your tiny house is built. Here are some of the essentials that your tiny house needs to have to be approved:
- Minimum ceiling height: The common spaces must have a minimum ceiling height of 6 feet 8 inches, while bathrooms can be a minimum of 6 feet 4 inches.
- Windows: There actually isn't a minimum number of windows that need to be in a tiny house. It does however, need to meet the standard requirement for emergency exit



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totally understand why!)

ch loft areas.

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## *International Building Code (IBC) vs International Residential Code (IRC)*

The IBC refers to the regulations for commercial construction, whereas the IRC refers to the rules for residential construction. You can check with your local building department for the specific requirements for either.

## *Zoning Regulations*

Unfortunately, you can't park or build your tiny house just anywhere. You will need to check with your local zoning department to find out more about the area where you're thinking of building.

Keep in mind that while there are federal laws and local zoning regulations in place, you can still apply through your local planning commission to build outside of the existing codes. Much of what it comes down to is how tiny house friendly the area where you want to build is.

## Types of Tiny Houses

→ Tiny house on wheels: Legally considered an RV (recreational vehicle). With this type of tiny house, you'll need to register as an RV and figure out a place to park it. There are plenty of campsites in the States, but keep in mind that most states do not allow full-time residency in an RV unless it is in a designated RV park. Generally, these rules are not always enforced unless you are giving someone something to complain about.



Source: Tumbleweed Houses

→ Tiny house on a foundation: Legally considered an accessory dwelling unit (ADU), these types of houses often come in the form of granny flats or cottages. Because of regulations that prohibit tiny houses owners from purchasing land to build a tiny house, these are often the only way to get a residential dwelling.



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54. Wyoming

55. The Takeaway



Source: Tiny Home Builders

## Tiny House laws by states

Whether you're a tiny house owner or you're interested in becoming one, a common scenario that is bound to arise is ***the need to find a home for your tiny home.***

Finding a place to live in a tiny house isn't as easy as one might think. There are currently a number of regulations that tiny house enthusiasts must abide by if their tiny home is to be considered legal in the eyes of the law.

In the United States, tiny house laws vary not only by state, but also by county. This makes pinpointing laws specific to each state tricky due to inconsistent regulations and codes from one jurisdiction to the next.

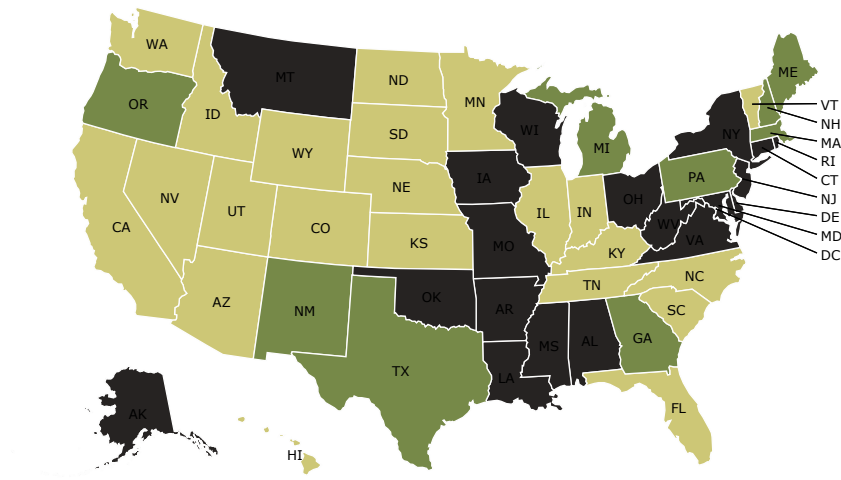
The following information on tiny house laws in the United States should be perceived as guidelines for understanding how tiny house-friendly a particular state is, as regulations and codes are actively changing. So before you decide on a location to call home, it's a good idea to contact your local municipality for the most up-to-date information.

Are you ready to find a home for your tiny home? Click on the interactive map to find out more about tiny house laws by state. If you can't see the full map, simply scroll left and right 😊



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## Alabama

### Tiny House Friendly: 2/10

- Tiny house regulations and codes may vary by city, town, or county.
- Although tiny houses are not specifically addressed; **Jefferson County** permits accessory dwelling units (ADUs) in certain districts that are no more than 200 square feet.

According to Alabama Tiny Homes, tiny houses are still in the process of becoming widely accepted. Hopefully counties that allow ADUs will eventually include tiny houses under a similar definition.

#### Links:

- **Jefferson County ADUs**

## Alaska

### Tiny House Friendly: 4/10

- Tiny house regulations and codes may vary by city, town, or county.
- Anchorage:
  - Tiny houses on wheels are treated as RVs and restricted to R-5 zones.
  - Tiny houses on foundations or manufactured homes, face fewer location restrictions. They will require a conditional use permit and building codes will need to be met.
  - Tiny homes on municipal property must be connected to water and sewage.

Interest in tiny houses appear strong state-wide, however, there are currently few tiny houses in the state at tl allowed in the city of A around the cities are sli yet.



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# Arizona

## Tiny House Friendly: 7/10

- Tiny house regulations and codes may vary by city, town, or county.
- Pima County
  - Tiny houses built on foundations are legal in any zones that allow detached single family dwellings.
  - Tiny houses built on a chassis where the suspension/axle components have been removed and the chassis permanently attached on a permanent foundation will be treated as factory-built buildings allowable only in certain zones.
  - Minimum dwelling/room/ceiling height/windows/door/fixture/accessibility dimensions do not apply.
  - Ladders may replace a staircase to loft areas.
  - Loft areas may have reduced fall protection.
  - Number of electrical circuits may be reduced to reflect loads.
  - Alternative compliance with NFPA 501 for mechanical/electrical systems are recognized.

Pima County has directly addressed regulations surrounding tiny houses in an effort to accommodate those who are interested in downsizing. Coconino County, Arizona is another area that is on its way to supporting the tiny house community. They are currently starting the discussion for tiny house zoning and coding rules. Unfortunately, the rest of Arizona currently does not have regulations for tiny houses at this time.

# Arkansas

## Tiny House Friendly: 2/10

- Tiny house regulations and codes may vary by city, town, or county.
- The city of Walnut Ridge recently voted on restricting homes to a minimum of 600 square feet.
- Rogers, Arkansas allows tiny homes in a residential area if they’re built from the ground up on the property with a foundation.
- Rogers has rezoned a section of lots near Bella Vista Lake Park to allow for the development of tiny houses.

This state has made it difficult for people who want to live in a tiny house. Some jurisdictions have actually added size restrictions to areas that originally had none.

Additionally, most courts restrict them to an RV class. There are plenty of logistics involved. Overall, it appears that these potential tiny house communities.



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# California

## Tiny House Friendly: 7/10

- Tiny house regulations and codes may vary by city, town, or county.
- Most cities in California allow tiny houses as accessory dwelling units (ADUs).
- Fresno is the first city in the country to approve tiny houses on wheels as secondary dwelling units in residential neighborhoods.
- San Francisco is another city that now allows secondary dwelling units.
- California Title 25 does not allow the use of a recreational vehicle to be used as a
- dwelling unit.
- In response to the Sonoma County wildfires, local ordinances allowed persons displaced by the fire to live in RVs or tiny houses outside the burn zones temporarily and without permits.

A tiny house friendly state, California is also one of the most popular states for nomads living in their vehicles—despite not being legal. The California Health and Safety Code defines a Recreational vehicle as a motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational purposes. Legal or not, California continues to be popular for people who live in their camper vans. Specifics may vary by city and county, but as a whole, California appears to support living in a tiny house.

### Links:

- Interested in registering your tiny house on wheels in California? [Follow these steps.](#)
- [California Title 25](#)

# Colorado

## Tiny House Friendly: 6/10

- Tiny house regulations and codes may vary by city, town, or county.
- Walsenburg, Colorado has made it easier to build a tiny house. They waived minimum square footage, stairway regulations, and reduced the requirement for exit door width.
- Park County, a popular destination for tiny house enthusiasts, has more specific allowances for tiny houses:\*
- Living room of not less than 220 square feet with an additional 100 square feet for every occupant in excess of two people.
- Separate closet.
- Kitchen sink, counter, and storage space of not less
- Separate bathro



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- All light, ventilation and life safety requirements must be met regardless of dwelling size.
- In cases where the efficiency dwelling unit is not a component of a multi-unit structure, provisions for mechanical equipment (heat, hot water, pressure tank, etc) will be required as well.

**\*Please Note:** This only applies to stick-built dwellings. Modular and Manufactured dwelling still require a 600 sq. foot footprint at grade level per the Park County Land Use Regulations.

While not recognized on a statewide level, many counties have begun to modify their laws to be tiny house friendly—particularly in the case of accessory dwelling units (ADUs).

## Connecticut

### Tiny House Friendly: 0/10

- Tiny house regulations and codes may vary by city, town, or county.
- Connecticut is currently looking for someone to advocate for tiny living.
- There are currently no proposals or discussions that would indicate Connecticut is leaning towards tiny home development.

Connecticut is very strict when it comes to tiny houses, RVs, or anything that crowds residential land. Despite the need for affordable housing, the state has very strict zoning regulations that discourage anyone looking to live in a tiny house.

## Delaware

### Tiny House Friendly: 4/10

- Tiny house regulations and codes may vary by city, town, or county.
- The state requires owners of tiny houses on wheels to get titles within 30 days of purchase.
- Tiny houses 8ft by 40ft or more than 400 square feet are considered mobile homes by Delaware Department of Motor Vehicles.
- Anything smaller than the dimensions above are considered trailers.

Delaware has no specific regulations for tiny houses to date. There are currently organizations attempting to make tiny houses an option for affordable housing communities.

## Florida Tiny House

### Tiny House Friendly:

- Tiny house regulati



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- Sarasota county requires a tiny house on wheels that stays in an RV park for more than 45 days to have a foundation.
- St. Petersburg requires the floor area of any accessory dwelling unit to be no less than 375 square feet, and cannot exceed 750 square feet.
- In Orange county, the minimum square footage of an ADU is 400 feet.
- Tiny houses on wheels must be registered at a DMV in Florida.

America's vacationland is on board and ready to support the tiny house movement. Florida plays host to an abundance of RV parks and tiny house hotels for tiny house enthusiasts to try out. While not every county is in agreement about permitting tiny houses, the majority of Florida appears ready to go tiny.

## Georgia

### Tiny House Friendly: 8/10

- Tiny house regulations and codes may vary by city, town, or county.
- Decatur adopted a Unified Development Ordinance (UDO) in 2014 that does not require an ADU (accessory dwelling unit) to have a minimum square footage.
- In Atlanta, guest houses are currently allowed in all R-1 through R-5 zoning districts. Keep in mind, installing a stove or allowing someone to stay there full-time changes the classification from guest house to ADU. ADUs are only allowed in the R-5 district.
- In most zoning districts, it's illegal to rent out an ADU.
- Tiny houses on wheels have yet to be defined in most zoning ordinances.
- Almost all jurisdictions in Georgia abide by the 2012 International Residential Code in terms of building codes.

The tiny house movement is moving faster than local municipalities can change zoning regulations and building codes. A number of Georgia's counties are giving tiny houses the nod in interest of demonstrating values of inclusivity through affordability.

### Links:

- Tiny houses on wheels can be inspected by the [National Organization of Alternative Housing](#).
- [Atlanta Zoning Codes](#)

## Hawaii

### Tiny House Friendly: 5/10

- Tiny house regulations
- Tiny homeowners c
- Tiny homeowners c



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- Tiny homes are likely not allowed in areas where there are restrictive covenants (CC&Rs).
- Tiny houses on wheels need to be registered with the Department of Motor Vehicles as a travel trailer.
- Tiny houses on wheels count as dwelling units, but are subject to strict zoning restrictions.

The Hawaii Tiny House Initiative was launched with the goal of first solving the farm worker housing challenges faced on Hawaii Island. Farm dwellings are allowed by County code on working ag lots, if they are at least 220 square feet with a living area, kitchen and bathroom. Another issue that many Native Hawaiians face are the rising prices of housing and land in a state that relies heavily on tourism. Some people are even forced to camp in the process of looking for an affordable option. Hopefully the tiny house movement will bring about positive change for the people and the state of Hawaii.

## Idaho

### **Tiny House Friendly: 7/10**

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny houses must comply with one of the following options:
- Site built: A building constructed at the location where it is to be used. Not intended or designed to be moved.
- Modular building: Any building or building component other than a manufactured home that is of closed construction and either entirely or substantially prefabricated or assembled at a location other than the building site.
- A structure built in compliance with HUD manufactured home construction and safety standards
- Recreational Vehicle - A motor home, travel trailer, truck camper or camping trailer designed for recreational or emergency human habitation. Park trailers are recreational vehicles. Maximum width is 8½ feet.
- Minimum 150 square feet for both site built and modular buildings.

Idaho is the first state to discuss RV's, manufactured, modular and tiny houses in the same reference document. While there are strict regulations to abide by; Idaho is certainly making decisions in favor of tiny living.

### **Links:**

- [Tiny House Requirements](#)

## Illinois



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### **Tiny House Friendly:**

- Tiny house regulations and codes may vary by city, town, or county.
- The state of Illinois allows tiny houses in campgrounds, mobile home parks, and private properties. Beyond that, individual counties have authority over where you can and cannot live in your tiny house.
- Tiny houses on wheels are classified as a recreational trailer (DMV representative will classify as they see fit.)
- Tiny houses are illegal in Chicago.

As is the case with most major cities, tiny houses are not allowed in Chicago. However, the more rural you get, the more it becomes “grey area” in regards to tiny houses.

## Indiana

### Tiny House Friendly: 6/10

- The state of Indiana allows counties to establish specific building codes.
- Tiny house regulations and codes may vary by city, town, or county.
- **Important to note:** They specifically exclude codes that apply to private homes built by the individuals and used for their own occupancy–also known as the Log Cabin Rule.
- Log Cabin Rule does not protect tiny houses on wheels.
- Locations to consider asking local zoning offices about tiny houses:
  - Indianapolis
  - Fort Wayne
  - Bloomington
  - South Bend
  - Evansville
  - Carmel

The Log Cabin Rule appears to exist to honor the traditional housing of the state of Indiana. According to several postings, many communities are willing to open their neighborhoods to tiny houses–even offering areas where they can be placed. Not to mention there are several tiny house communities in Indiana which only adds to tiny house-friendliness of the state.

## Iowa

### Tiny House Friendly: 3/10

- Tiny house regulations and codes may vary by city, town, or county.
- The Council of Iowa for new homes from



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While the tiny house movement is really catching on in metro areas with high housing and land costs, it doesn't mean building your tiny house in these places will be easy. The major impediment to tiny houses is found in the local zoning ordinances which dictates minimum square footage or lot sizes. A group that proposed the building of tiny houses on a lot near Des Moines was shot down due to "a sense of fear, uncertainty and doubt." Despite the apparent resistance to tiny houses in the city, it still may be possible to build in rural areas depending on the local regulations.

## Kansas

### Tiny House Friendly: 6/10

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny houses built on foundations:
  - Unless stated otherwise, some areas state that at least one room must be 120 square feet and other rooms—except for the kitchen and bathroom—must be at least 50 square feet (according to IRC 2012).
  - The smallest single-dwelling residential district you can build in is RS3 and has a 3,000 square foot minimum lot size.
  - ADUs are permitted in RS7, RS10, RS20, and RS40 single-dwelling residential districts. They are not permitted in RS5 or RS3 districts.
  - The use of solar power is allowed. Small wind devices are also permitted within setbacks and 35 foot height limit. Propane is regulated by the IFC.
  - Composting toilets are not permitted.
- Tiny houses on wheels:
  - Camping in a tiny house is only allowed on an approved campground.
  - No codes currently allow you to park on private land or backyard.

While this state does allow for tiny houses built on foundations, tiny houses on wheels appear to be more difficult to live in legally. Each county has different regulations, so be sure to check with your local municipality.

## Kentucky

### Tiny House Friendly: 5/10

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny homes are allowed in Louisville Metro provided they apply with the following codes:

→ Permanent/site-processed the sa



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- Prefabricated/modular: Tiny house kits can fall under this category. They are typically fabricated off-site, assembled on-site, and then placed on foundations. Additional documentation and review may be required with this option. If the structure is assembled completely off-site then it would be classified as “pre-manufactured,” and would require prior approval by the state.
- Portable: Tiny houses on wheels would fall under this category, and would not be intended for permanent placement on a site. Tiny houses on wheels are still subject to zoning requirements.

Conversations are moving forward concerning tiny houses in the state of Kentucky. While Louisville seems to be giving the nod to tiny, other areas have yet to address them officially. Similarly to many other states, the further away from the city you go, the more “grey area” it becomes to live in a tiny house.

## Louisiana

### Tiny House Friendly: 4/10

- Tiny house regulations and codes may vary by city, town, or county.
- All cities in Louisiana are supposed to follow the 2012 International Residential Code (IRC).
- According to the 2012 IRC, one room in the tiny house must measure at least 120 square feet in size.
- Safety regulations require a loft to have a window and stairs—not a ladder.
- Stairs, hallways, and doors must be at least 3 feet wide and ceilings must be at least 7 feet tall (including loft areas).

By following the 2012 IRC, building a tiny house with all of the mentioned specifications isn’t easy. Tiny house enthusiasts are hoping Louisiana will put the previously delayed 2015 IRC into effect.

## Maine

### Tiny House Friendly: 9/10

- Tiny house regulations and codes may vary by city, town, or county.
- Maine has created statewide construction guidelines for tiny houses; defining them as a dwelling less than 400 square feet allowing sleeping lofts, permitting ladder access to lofts, and approving skylights as points of emergency egress.
- It’s important to note that towns are still able to approve or deny the construction of tiny houses.
- In most cases, your  
Maine Uniform Build
- Camping in a tiny h



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- When placed on a site for more than 120 days per year, all requirements for residential structures are met.
- You do not build on a permanent foundation.
- It is on the lot existing before the date of the ordinance or larger than 30,000 square feet.

Maine is one of the leading states in the tiny house movement, as they are the first to have adopted statewide construction guidelines for tiny houses. It's also common to convert old boat houses into tiny houses as a secondary dwelling. Not only are they cute, but they also maintain the New England maritime culture that is so prevalent in the state of Maine.

**Links:**

- [Maine Uniform Building & Energy Code](#)

## Maryland

**Tiny House Friendly: 4/10**

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny houses are not yet acknowledged by the state.
- Laws are more friendly toward tiny houses on foundations, rather than tiny houses on wheels.
- Tiny houses on wheels fall into the category of RV, but the only place they can be parked legally is in a dedicated RV park. Most RV parks have restrictions on length of occupancy.

While the demand is certainly there, some counties and cities in Maryland have zoning laws in place that greatly restrict people from living in tiny houses. The more rural a tiny homeowner is willing to go, the more likely they will be able to find a place to park or build a tiny house.

**Links:**

- [Land Forum](#)

## Massachusetts

**Tiny House Friendly: 8/10**

- Tiny house regulations and codes may vary by city, town, or county.
- ADUs (accessory dwelling units) are allowed in many towns and cities in Massachusetts. See the full list [here](#)
- Specifications of an
- Nantucket allows a



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- Tiny houses on wheels are more difficult because the state hasn't clearly addressed or defined what they are.

While it's more difficult to own a tiny house on wheels in Massachusetts, owning a tiny on foundations as an ADU doesn't appear to be a problem. Camping in an RV park in a tiny house on wheels shouldn't be an issue, however, camping for an extended period of time could be.

#### Links:

- [Full list](#) of cities and towns where ADUs are permitted in the state of Massachusetts.
- [ADU Info](#)

## Michigan Tiny House Laws

### Tiny House Friendly: 8/10

- Tiny house regulations and codes may vary by city, town, or county.
- Briley Township in Northern Michigan has defined a new type of dwelling, and refers to it as an 'Economy Efficient Dwelling.'
  - Economy Efficient Dwelling is a dwelling that is more than 240 square feet and less than 500 square feet with a minimum side elevation of no less than 12 feet and no more than 20 feet, minimum length of 20 feet and a maximum length of 30 feet built to all Michigan building and sanitary codes and qualifies for a certificate of occupancy.
  - An economy efficient dwelling must be placed on a permanent approved foundation.
  - These homes are allowed in residential 2, forest rec, and agriculture areas.

Michigan has adapted their zoning regulations to be more tiny house-friendly. Affordable housing advocates are pushing for the discussion to get ADUs (accessory dwelling units) legalized in residential areas.

## Minnesota

### Tiny House Friendly: 7/10

- Tiny house regulations and codes may vary by city, town, or county.
- For zoning purposes, there are two common types of tiny houses in Minnesota: RVs and ADUs (accessory dwelling units).
- ADUs on a foundation fall under the same [Minnesota State Building Code](#) as all housing.

While tiny houses are more in demand than ever, finding a place to park or build proves tricky. However, a number of municipalities are in support of tiny homes as an option for the elderly, disabled, or

#### Links:

- [Minnesota State Bu](#)



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# Mississippi

## Tiny House Friendly: 4/10

- There are currently no laws in place that govern tiny houses.
- Tiny house builders in Mississippi can construct any size tiny, but they usually range between 100 and 900 square feet.
- Some locations to inquire about tiny houses:
  - Jackson
  - Biloxi
  - Hattiesburg
  - Gulfport
  - Tupelo
  - Meridian
  - Vicksburg
  - Southaven

Tiny houses were used as emergency shelters after Hurricane Katrina. Since then, it doesn't appear that local governments have taken on tiny houses as permanent housing. There are a number of companies that sell tiny houses in hopes that the trend will spread and they'll become more widely accepted.

# Missouri

## Tiny House Friendly: 3/10

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny houses on wheels fall under the term 'travel trailer.'
- A travel trailer refers to a portable vehicular unit mounted on wheels designed to provide temporary living quarters for recreational, camping, or travel use.
- They do not require special highway movement permits when drawn by a motorized vehicle, and with a living area of less than 220 square feet, excluding built-in equipment (such as wardrobes, closets, kitchen units or fixtures) and bath and toilet rooms.
- They are not allowed to be used in a city.
- It is unlawful to park on a street or anywhere public.
- Tiny homes are allowed in the case of a disaster.
- Consider asking local building departments, such as:
  - St. Louis



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- Kansas City
- Springfield
- Columbia
- Jefferson City
- Branson
- Saint Charles

Missouri is another state that hasn't officially addressed tiny houses. However, in many areas, tiny houses are considered travel trailers. Unfortunately, this classification puts restrictions on tiny homes that make it extremely difficult to live legally.

## Montana

### Tiny House Friendly: 3/10

- Tiny house regulations and codes may vary by city, town, or county.
- Montana will let you register a self-built tiny house, but you will face similar restrictions to that of an RV or travel trailer.

Montana could really use tiny houses as a means of affordable housing. Currently tiny houses have not been specifically acknowledged by many local ordinances.

## Nebraska

### Tiny House Friendly: 6/10

- Tiny house regulations and codes may vary by city, town, or county.
- Manufactured (mobile) homes built in accordance with the rules and regulations of the United States Department of Housing and Urban Development's (HUD) Federal Manufactured Home Act. Such homes passing inspection are issued a HUD manufactured home label.
- Modular housing units built in accordance with applicable construction codes, i.e. the International Residential Code and the National Electrical Code adopted by Nebraska. Modular homes meeting the requirements are issued the Nebraska Modular Housing Unit label.
- Recreational vehicles, including motorhomes, park trailers, travel trailers, built in accordance with the National Fire Protection Association (NFPA) Standard on Recreational Vehicles, NFPA 1192 or the Park Model Recreational Vehicle Standard.
- All three types of structures when sold and/or offered for sale in Nebraska are legally required to have affixed to them the appropriate State or Federal label attesting to compliance with the requirements of the respective code.
- Tiny houses, like all other structures, must be built in accordance with the applicable building codes and requirements of the local jurisdiction.



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Nebraska has drafted an official document that references the different types of tiny houses. While the document firmly states that it's up to local jurisdictions when it comes to zoning requirements, cities like Lincoln are expected to become more welcoming toward tinys.

**Links:**

→ [Nebraska Tiny House Regulations](#)

## Nevada

**Tiny House Friendly: 7/10**

- Tiny house regulations and codes may vary by city, town, or county.
- Nevada is fairly welcoming towards tiny houses, but individuals must abide by local regulations.
- In Clark County, sheds over 200 square feet require a building permit.
- ADUs (accessory dwelling units) cannot have kitchen or cooking facilities.

It is possible to live in a tiny home, dependent on local ordinances. In Clark County, the code requirements don't specifically mention tiny homes—but tiny homes can work around some of the regulations.

**Links:**

→ [Clark County Code Requirements](#)

## New Hampshire

**Tiny House Friendly: 8/10**

- Tiny house regulations and codes may vary by city, town, or county.
- The state passed a law to allow accessory dwelling units (ADUs).
- New Hampshire communities do not require ADUs to be occupied by the owner.
- They do require the owner to live on site.
- Outside of Coos County in the North Country, there are thirteen towns that do not have zoning laws:
  - Alexandria
  - Canaan
  - Ellsworth
  - Grafton
  - Haverhill
  - Orford
  - Rumney



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- Warren
- Wentworth
- Woodstock
- Chatham
- Tamworth
- Lempster

In the midst of an affordable housing crisis, New Hampshire has seen great improvement with the legalization of ADUs. Tiny homes on wheels may have greater difficulty finding a place to park, but the general consensus is that it isn't difficult in the majority of RV parks further north.

## New Jersey

### Tiny House Friendly: 4/10

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny house regulations are in the works as a way to create affordable housing, but many counties remain firmly against allowing them.
- The Tuckerton Land Use Board denied the building of a tiny house community for veterans.
- Rockland towns generally allow storage of one recreational vehicle on a residential lot in unincorporated areas, but it must be unoccupied.
- Towns such as Haverstraw have a provision allowing a caretaker's cottage (tiny house on foundations) to be built as accessory to a house on a lot larger than two acres.

There is a great deal of interest in tiny houses because of their affordability; however, zoning laws appear to be standing in their way. Because of this, many tiny house dwellers live under the radar.

## New Mexico

### Tiny House Friendly: 8/10

- Tiny house regulations and codes may vary by city, town, or county.
- A tiny house must have on room that's at least 70 square feet and not less than 7 feet in any one direction (including ceiling height).
- Each tiny house must have sanitary facilities including toilet, sink, and either a bath or shower.
- Bathroom and kitch
- Plumbing fixtures n
- The tiny house mus



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- The tiny house must meet the requirements of the [New Mexico Energy Conservation Code](#).
- Other requirements include windows, permanent heating facilities, wall-switch lighting, bathroom windows or exhaust fans, smoke alarms, and a door to the outside that's at least 32 inches wide by 78 inches high.

The city of Albuquerque provides guidelines for building a tiny house. Converting a tiny house on wheels into a legal dwelling with a certificate of occupancy is also possible. You need a permit to anchor the tiny home to some kind of foundation. Similarly to a manufactured tiny house, you are able to move the structure in the future. Tiny houses on wheels must be built to residential code standards, as well as the [ANSI codes](#) that regulate the construction of RVs.

#### Links:

- [New Mexico Energy Conservation Code](#)
- [ANSI Codes](#)

## New York

### Tiny House Friendly: 2/10

- Tiny house regulations and codes may vary by city, town, or county.
- In the state of New York, temporary structures such as tiny houses are not permitted.

While you can register a tiny house on wheels in New York, it doesn't mean you are able to live in one full-time. The further away from major cities you are, the more likely you are able to live in your tiny home under the radar.

## North Carolina

### Tiny House Friendly: 6/10

- Tiny house regulations and codes may vary by city, town, or county.
- Wilmington, North Carolina:
  - Requires at least 150 square feet for first occupant, and at least 100 square feet per additional occupant.
  - A tiny house must abide by additional [housing ordinances](#).
- Winston-Salem:
  - Accessory dwelling units (ADUs) are allowed on single-family lots as long as they are occupied by relatives, caretakers, etc.

- Antique and custom tiny houses in North Carolina must pass vehicle inspection



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The people of North Carolina are divided over tiny houses. Some are worried they could ruin the character of their town, while others believe they could be the solution to rising housing costs and high-density areas. Either way, tiny living could be an excellent, affordable way to live for college students and low-income residents alike.

**Links:**

→ [Code of Ordinances: Wilmington, North Carolina](#)

## North Dakota

**Tiny House Friendly: 5/10**

- Tiny house regulations and codes may vary by city, town, or county.
- Burleigh County regulations:
  - The minimum size requirement is 965 square feet, therefore, the size of a tiny house would keep it from being placed on single-family residential lots.
  - Tiny homes can be placed on agricultural lots.
  - The North Dakota Century Code and the [Burleigh County Ordinance](#) do not prohibit tiny homes that are placed on a lot of 40 acres or more.
  - Tiny houses on wheels must be placed on a foundation.
  - Tiny houses must have access to water, sewer, electricity, and gas.
  - Tiny houses must meet standard building codes.
  - Burleigh County does not currently allow accessory dwelling units (ADUs).

While popular, not all counties have specifically addressed tiny houses. Burleigh County is one location that is gradually loosening restrictions and paving the way for a tiny homeowners. Although they do not currently allow ADUs, their county ordinance does address the fact that they see the benefit of a “granny suite” for elderly family members.

**Links:**

→ [Burleigh County Ordinance](#)

## Ohio

**Tiny House Friendly: 3/10**

- Tiny house regulations and codes may vary by city, town, or county.
- Many areas do not know how to classify tiny houses.
- Cleveland requires the minimum square footage to be greater than or equal to 950 square feet.

→ Accessory dwelling dwelling.

→ Tiny homes may fal



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Ohio is another state where it is clear that many people live in their tiny houses under the radar. Many are still unsure about tiny houses in their communities and neighborhoods.

**Links:**

- [Cleveland Zoning Code](#)
- [Cleveland ADUs](#)

## Oklahoma

**Tiny House Friendly: 4/10**

- No regulations yet on tiny houses.
- Tiny houses outside of cities have a better chance of meeting zoning requirements.
- Tiny houses have a better chance of meeting building codes if placed on foundations.
- Tiny houses on wheels are put into the same category as RVs.

While not yet represented in terms of regulations, tiny houses are still gaining traction in the state of Oklahoma. There are currently a few tiny house communities in development in the Wheeler District and in northwest Oklahoma City.

## Oregon

**Tiny House Friendly: 8/10**

- Tiny house regulations and codes may vary by city, town, or county.
- Tiny houses on wheels are officially allowed titles by Oregon DMVs.
- Until the Recreational Vehicle Industry Association (RVIA) is able to assume responsibility for codes and inspections, tiny house on wheels owners will have to get a special trip permit and commercial hauler to move their homes.
- In Portland, residential properties can host one tiny house or RV. [Read more](#) in Portland's statement on tiny homes.

Despite the lack of clarity on tiny houses in parts of Oregon, tiny houses continue to be extremely popular in this state—including being home to the famous Tiny House Hotel.

**Links:**

- [Portland tiny house statement](#)

## Pennsylvania

**Tiny House Friendly:**

- Tiny house regulati



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- The city of Philadelphia requires no minimum house size; however, tiny houses must meet the [International Residential Code \(IRC\) 2009](#).
- A tiny house must have at least one room of 120 square feet or more.
- Other habitable rooms must be at least 70 square feet or more (except for kitchens).
- Rooms may not be less than 7 feet in any direction (except for kitchens).

Pennsylvania is one of the friendlier tiny house states to date. A community in Elizabethtown also claims to be the largest tiny house community in the United States—an impressive title to say the least! Rural areas of Pennsylvania will likely be the easiest when it comes to finding a place to park your tiny. Be sure to check with the local municipalities for specifics.

**Links:**

- [International Residential Code \(IRC\) 2009](#)

## Rhode Island

**Tiny House Friendly: 2/10**

- Tiny houses are not acknowledged in ordinances by the city of Providence.
- Check with your local municipality for specifics on zoning regulations and building codes.

Most cities like Providence will refer to sheds as a place to keep gardening equipment. Recently, Rhode Island has passed a state law allowing owner-occupants of single-family homes to build accessory dwelling units (ADUs) for senior relatives age 62 and older.

**Links:**

- [ADUs for senior relatives](#)

## South Carolina

**Tiny House Friendly: 6/10**

- Tiny house regulations and codes may vary by city, town, or county.
- [Greenville County](#) allows permanent tiny houses on wheels that are 400 square feet or less.
- The city of [Rock Hill](#) sets the minimum square footage at 850 square feet.

The growing popularity of tiny houses in South Carolina is due in part to the rise in housing costs. While some counties specifically address tiny houses, others don't know how to define them in their local ordinances. However, a number of counties have caught on to the fact that tiny houses are

**Links:**

- [Greenville County C](#)



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→ [Rock Hill Ordinances](#)

## South Dakota

### Tiny House Friendly: 7/10

- Tiny house regulations and codes may vary by city, town, or county.
- Spearfish, South Dakota:
  - A permanent tiny house on foundations that is building code compliant is permitted in all residential zoning districts in Spearfish.
  - A temporary tiny house on wheels can be located on any commercial campground in Spearfish.
- Beresford, South Dakota:
  - The exterior width of the tiny house can't be less than 8.5 feet or more than 20 feet.
  - The minimum size is 187 square feet with no less than 50 additional square feet per additional person.
  - Tiny homes that are not on wheels must be secured on a foundation.
  - A tiny house on wheels must be secured to a licensed trailer.
  - A tiny house must be tightly secured to the ground when parked in order to withstand weather. Learn more [here](#) (page 44, section 12.5).

South Dakota has made huge advancements in regulating tiny houses. Places like Spearfish and Beresford are great examples of communities that specifically address tiny houses in their ordinances. Over the next few years, we can expect other towns and cities in South Dakota to follow suit.

#### Links:

→ [Beresford Zoning Regulations](#)

## Tennessee

### Tiny House Friendly: 6/10

- Tiny house regulations and codes vary by city, town, or county.
- Etowah, Tennessee has amended an ordinance to prevent the building of tiny houses. There is a minimum of 800 square feet in Residential 1 zones and a minimum of 600 square feet in Residential 2 and 3 zones.
- Dandridge, TN has created guidelines for regulating tiny houses on permanent foundations from 10' x 10' to 10' x 30'.
- Knoxville, TN follows the International Residential Code (IRC) which requires occupancy requires 70 square feet per occupant. The maximum number of occupants cannot exceed three.



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→ [Warren County, TN](#) requires a minimum square footage of 138 square feet.

Multiple cities and counties in Tennessee provide guidelines and regulations for building and living in a tiny. While there is still backlash from some municipalities, enough are in favor of tiny houses to make it an attractive state for tiny house hopefuls.

#### Links:

→ [Knoxville, TN Tiny Home Guidelines](#)

→ [Warren County, TN Requirements](#)

## Texas

### Tiny House Friendly: 9/10

- Tiny house regulations and codes vary by city, town, or county.
- [Breckenridge, Texas](#) requires tiny houses to be on permanent foundations and a minimum of 320 square feet.
- [Fort Worth, Texas](#) accessory dwelling units (ADUs) may not be larger than 400 square feet. Currently, ADU permits cannot be applied for online and must be done in person at Town Hall.
- [Austin, Texas](#) allows tiny houses of any size as long as they are on foundations. Tiny houses on wheels are regarded as recreational vehicles (RVs) and will be treated as such.
- [Spur, Texas](#) is proclaimed the first “tiny house friendly” town in America. They do not require a minimum square footage, but only allow tiny houses on wheels that are tied down with the wheels removed.

Tiny houses in Texas are widely accepted and regulated. Additionally, the rising prices of residential homes make tiny living an excellent affordable housing option. Texas remains one of the leading states in the tiny house movement.

#### Links:

→ [Fort Worth ADUs](#)

→ [Austin Tiny House Guidelines](#)

→ [Spur Tiny House Friendly Community](#)

## Utah

### Tiny House Friendly: 5/10

- Tiny house regulations and codes vary by city, town, or county.
- [Washington County](#) minimum square footage is under 300 feet. Tiny houses on foundations are allc  
Tiny houses on whe
- [Salt Lake City](#) perm  
footage of the principal structure or 650 square feet (whichever is greater).



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→ [Eagle Mountain City](#) allows tiny homes on wheels in base and tier I residential zones.

Utah has been fairly slow to accommodate codes and regulations to tiny houses despite growing demand. However, there are a number of tiny house builders available for those who wish to join the movement regardless.

#### Links:

→ [Washington County Ordinances](#)

→ [Salt Lake City ADUs](#)

→ [Eagle Mountain City Tiny Houses](#)

## Vermont

### Tiny House Friendly: 6/10

→ Tiny house regulations and codes vary by city, town, or county.

→ Burlington permits tiny houses as accessory dwelling units (ADUs) with no minimum square footage.

→ Williston allows tiny houses to have a maximum of 1500 square feet.

Vermont's major cities are strict in regards to tiny houses; but in some cases, it may be possible to build as an ADU. It's relatively common in Vermont to park a tiny house on wheels in rural areas to fly under the radar.

#### Links:

→ [Vermont ADUs](#)

## Virginia

### Tiny House Friendly: 4/10

→ Tiny house regulations and codes vary by city, town, or county.

→ Staunton County allows tiny homes with a minimum of 200 square feet.

→ [Virginia Beach](#) does not have specific ordinances for tiny houses, but will treat them like any other residential space if they meet the state building code.

Tiny houses in Virginia may be on the rise, but regulations in many of its major cities remain tight. Be sure to check with your local municipalities before building or parking your tiny home.

#### Links:

→ [Virginia Beach Tiny](#)



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## Washington

## Tiny House Friendly: 5/10

- Tiny house regulations and codes vary by city, town, or county.
- Woodland, WA requires accessory dwelling units (ADUs) to be between 300 and 800 square feet.
- King County tiny houses must be on a permanent foundation.
- Seattle allows tiny houses registered as ADUs, but do not allow tiny houses on wheels.

Tiny houses are popular in Washington State, with many cities that allow them as ADUs. However, those with tiny houses on wheels may find it more difficult to find a place to park legally.

### Links:

- Woodland ADUs
- King County Tiny Houses
- Seattle ADUs

## West Virginia

### Tiny House Friendly: 3/10

- Tiny house regulations and codes vary by city, town, or county.
- Jefferson County permits accessory dwelling units (ADUs) that are a maximum of 1700 square feet.

While tiny houses may be a solution in disasters such as flooding; tiny house regulations are difficult to navigate for full-time dwellers in West Virginia.

### Links:

- Jefferson County ADUs

## Wisconsin

### Tiny House Friendly: 3/10

- Tiny house regulations and codes vary by city, town, or county.
- Madison defines tiny houses on wheels that are no more than 150 square feet as “portable shelters.”
- Dane County allows accessory dwelling units (ADUs) that are no more than 800 square feet.

Tiny houses on foundations can be classified as ADUs in most instances; while tiny houses on wheels may find the

### Links:

- Madison Portable Sl



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→ [Dane County ADUs](#)

## Wyoming

### Tiny House Friendly: 5/10

- Tiny house regulations and codes vary by city, town, or county.
- Casper, WY:
  - Tiny houses on foundations are defined as “efficiency dwelling units” and require a living room of not less than 220 square feet of floor area if the living room and bedroom are joined. Separate living room and bedroom shall be no less than 120 square feet. [Read here for more.](#)
  - Tiny houses on wheels fall under the definition of a trailer, and can only be placed in an R-6 (Manufactured Home (Mobile) Park) zoning district.
  - The City of Cody refers to tiny houses on wheels as recreational units (RVs), and they are not permitted to be used as accessory dwelling units (ADUs).

Tiny houses in Wyoming are rapidly growing in popularity. Tiny house rentals are common in this state, particularly in close proximity to outdoor activities and mountain views. There will be an increase in the number of cities that include tiny houses in their regulations and codes in the coming year.

#### Links:

- [Casper Tiny Houses](#)
- [City of Cody Zoning Regulations](#)

## The Takeaway

Trying to figure out where to live in your tiny house can be confusing when there are so many different rules and regulations. Hopefully, we’ve made it easier for you to see what your options are when it comes to deciding where to build and how to build.

#### *Things to remember:*

- If you have a tiny house on wheels/RV you need to do your research about camp sites or RV parks.
- If you want to build a tiny house on a foundation you need to contact your local zoning department.
- Research building codes in the planning process.

While tiny house laws vary from your tiny house at



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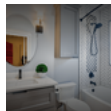
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