

Occupancy Cap for Renting Out of HDB Flats and Bedrooms

Since 22 January 2024, the rental occupancy cap has been temporarily relaxed to allow up to eight unrelated persons (i.e. up from six persons previously) in the following types of residential properties:

- (a) 4-room and larger HDB flats
- (b) Living quarters of HDB commercial properties (where the living quarters are equivalent to or larger than a 4-room flat)
- (c) Larger private residential properties of at least 90sqm

Occupancy Cap for HDB Flats and Bedrooms Being Rented Out (as of 22 January 2024)

Flat Type	Cap on Number of Persons Allowed					
	Whole HDB Flat		Bedroom(s) ¹ in HDB Flat		Living Quarters in Commercial Properties	
	Previous	Relaxed	Previous	Relaxed	Previous	Relaxed
1- & 2-room	4	No change	Not Applicable. (Owners of 1- and 2-room flats are not allowed to rent out their bedroom.)		4	No change
3-room	6		6	No change	6	
4-room and larger	6	8	6	8	6	8

Table 2: Occupancy Cap for Private Residential Properties Being Rented Out (as of 22 January 2024)

Strata/Lot Area	Cap on Number of Unrelated Persons Allowed	
	Previous	Relaxed
Less than 90sqm	6	No change
90sqm and above	6	8

¹ Occupancy cap includes the flat owners and the occupiers, as well as the tenants.