



# WHAT QUALIFIES AS A BEDROOM?

## KNOW BEFORE YOU BUY OR SELL!

When marketing or listing a property, it's crucial to understand what legally and practically constitutes a bedroom. Mislabeling can lead to appraisal complications, failed inspections, or dissatisfied buyers.

### MINIMUM SIZE

- At least 70 square feet.
- Minimum width: 7 feet in any direction.

### EGRESS (ESCAPE ROUTE)

- At least one operable window or exterior door for fire safety and natural light.
- Windows should be at least 24 inches tall and 20 inches wide and have a minimum opening area of 5.7 square feet. (check local codes).

### SAFETY COMPLIANCE

Electrical outlets, smoke detectors, and sometimes carbon monoxide detectors are required in bedrooms under most codes.

### CEILING HEIGHT

- At least 7 feet high over 50% of the room.

### HEATING & VENTILATION

- Must have a permanent heat source (not portable heaters).
- Proper ventilation and airflow.

### CLOSET REQUIREMENT (VARIES BY AREA)

- Many markets expect a closet, though some codes do not require one.
- Check local MLS and building codes for your region.

*Tip: Always verify local building codes and MLS rules before advertising a space as a bedroom. Some jurisdictions have stricter requirements for safety, size, and lighting.*